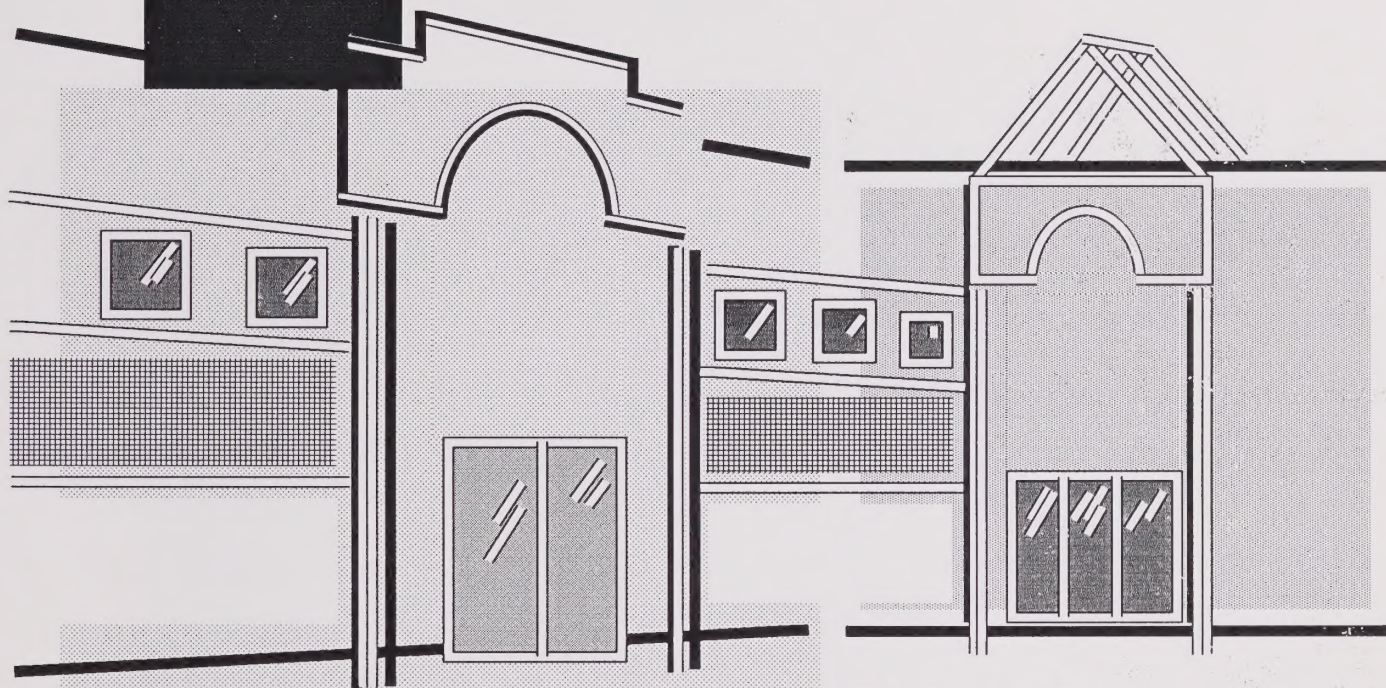


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CITY OF LA VERNE

INDUSTRIAL SPECIFIC PLAN

Prepared by : The Community Development Department of La Verne

ADOPTING ORDINANCE NO. 693 :
La Verne Designated Specific Plan Area - No. 84-12

AMENDING ORDINANCE NO. 826 :
Industrial Specific Plan - June, 1991

ACKNOWLEDGMENTS:

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SECTION I:

INTRODUCTION

A. PURPOSE AND INTENT

This Specific Plan has been prepared for the City of La Verne, California in connection with a General Plan Amendment and provides the regulations, conditions and programs necessary for the implementation of each element of the General Plan. It defines a development plan for the Industrial Specific Plan and addresses all relevant planning issues which represent the primary opportunities and constraints for the project area, the more significant of which include:

- Urban infill in areas of existing development;
- A complementary mix of industrial, commercial and residential land uses;
- The appropriate character of the development given environmental conditions, the marketplace, and onsite and surrounding land uses;
- The provision and financing of major infrastructure and circulation extensions; and
- The preparation of regulations to assure that future, individual projects will be compatible with surrounding areas and will comprehensively address issues of relevance.

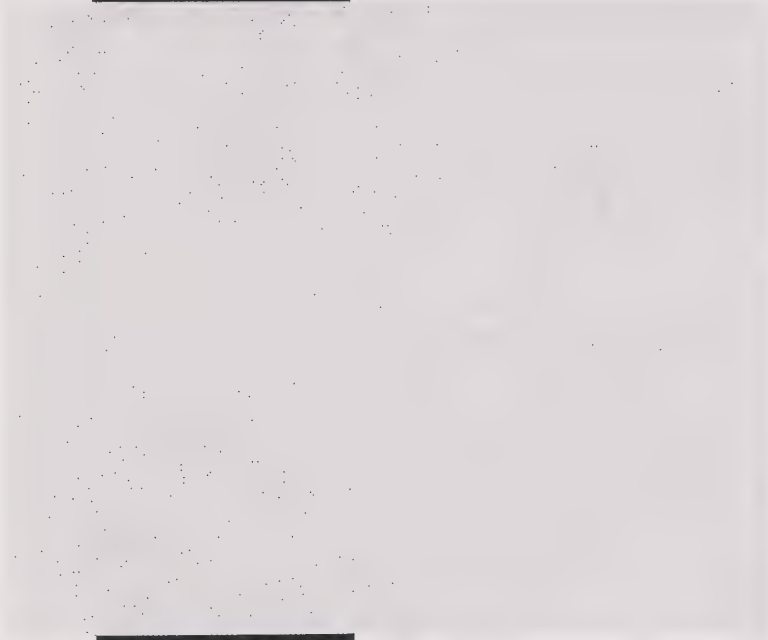
A key function of this Specific Plan is to reduce the need for subsequent detailed planning and environmental review procedures for development within the Industrial Specific Plan. The Specific Plan and the accompanying Program Environmental Impact Report (EIR) provide the necessary regulations and environmental documentation for the project area so that future development proposals, consistent with the Specific Plan and addressed in the Program EIR, may proceed without a requirement for new environmental documentation.

B. SPECIFIC PLAN OBJECTIVES

The City has identified a number of planning objectives to be implemented in the Industrial Specific Plan. These include:

- To implement the City Redevelopment Plan with respect to improving the physical characteristics of the area and providing for revitalization of economic resources.
- To allow for a well designed, multiple use development, which can respond to changing future market conditions.
- To establish a development program through which a quality residential and business environment may be realized, and further to provide flexibility for the potential of retail uses.
- To realize land uses which are compatible with surrounding uses and which take advantage of site characteristics.

-To provide design standards to assure a well designed, aesthetically pleasing environment will result from future development within the Industrial Specific Plan.



SECTION II:

PROJECT DESCRIPTION



A. LOCATION

The Industrial Specific Plan is located in eastern Los Angeles County (see Exhibit 1). More specifically, the 693.2-acre project area lies within the southern portion of the City of La Verne and is situated directly west and north of the City of Pomona, and east of the City of San Dimas (see Exhibit 2).



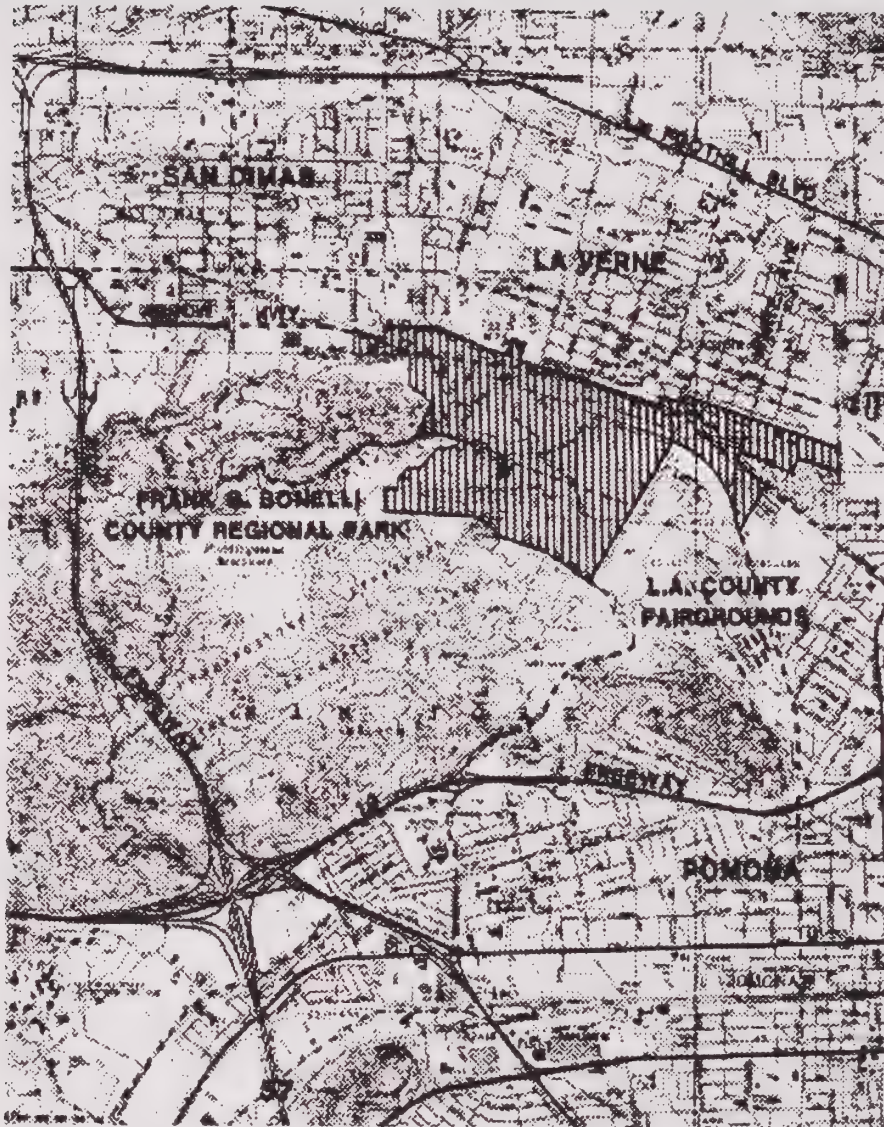
**REGIONAL LOCATION
DESIGNATED SPECIFIC PLAN AREA
CITY OF LA VERNE**



EXHIBIT 1

Regional access to the project area is provided via the San Bernardino Freeway (Interstate 10) with nearby interchanges at the 57 Freeway, Ganesha Boulevard and White Avenue. Freeway access is also provided by the Interstate 210 Freeway, with interchanges at Arrow Highway and Via Verde Avenue. Local roadways providing access to the project area include Arrow Highway, E Street, Puddingstone Drive and White Avenue.

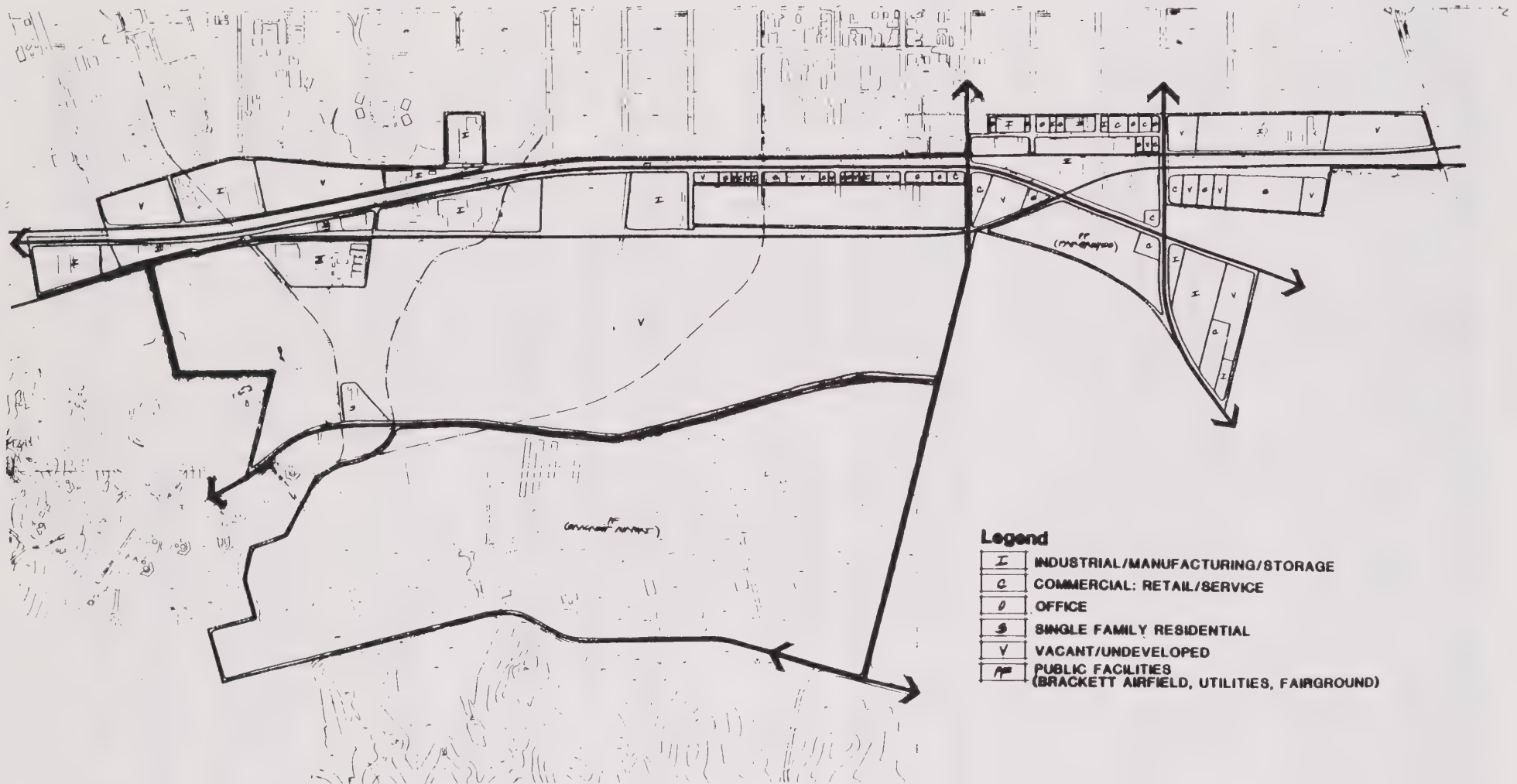
Rail access to the Industrial Specific Plan is provided by the Southern Pacific Transportation Company and the Atchison, Topeka and Santa Fe Railway Company. Although passenger trains pass through the area, rail service to the project site is primarily limited to freight transport. Brackett Field, located in the southern portion of the project area, is a general aviation facility.



B. SITE DESCRIPTION

The 693.2-acre project area is relatively flat with onsite elevations ranging from approximately 950 feet above sea level (asl) to 1,060 feet asl. The only onsite landform of note is a small hill having approximately 60 feet of elevation, which is located in the southwestern portion of the study area. Land uses within the project area include intensive urban uses in the northern portion of the site, large undeveloped parcels in the central portion, and Brackett Field in the southern portion of the project area. Vegetation within the undeveloped portions of the study area primarily consists of a grassland plant community. The hydrologic features of the Industrial Specific Plan include three improved drainage channels which extend in a southwesterly direction to Puddingstone Reservoir. A detailed description of these and other features is contained in the accompanying EIR.

Existing land uses within the Industrial Specific Plan (see Exhibit 3) include urban uses located generally adjacent to and north of Arrow Highway.



EXISTING LAND USES DESIGNATED SPECIFIC PLAN AREA CITY OF LA VERNE

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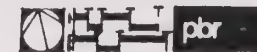


EXHIBIT 3

These include a variety of light-industrial and commercial uses, along with several residential units. Large undeveloped parcels are situated north of Puddingstone Drive, and are occasionally used for grazing. Brackett Field occupies the area south of Puddingstone Drive to the southern boundary of the project area. This County of Los Angeles owned and operated facility is a general-aviation utility airport primarily used by single-engine private planes. Although not part of this Specific Plan, the Walnut Street Specific Plan Area is located within the north-central portion of the Industrial Specific Plan.

Existing land uses surrounding the Industrial Specific Plan include a diverse mix of urban land uses to the north, the Los Angeles County Fairgrounds to the east, Mountain Meadows Golf Course to the south and southeast, Frank Bonelli Regional Park and Puddingstone Reservoir to the south and southwest, and residential developments to the west. Proposed land uses adjacent to the project area include the La Verne Old Town Redevelopment Area to the north, a planned residential development to the west, and the proposed redevelopment of the L.A. County Fairgrounds to the east.

C. DEVELOPMENT CONCEPT

The Industrial Specific Plan is planned as a multiple use business-commercial development, with residential land uses. It is viewed as an integral and unique component to the City's land use and redevelopment plans, and represents a major opportunity area for future growth and economic revitalization within the City of La Verne.

This Specific Plan has been prepared to reflect four basic considerations. Each is described on the following pages:

- Provide for multiple uses;
- Integrate the project and its components within the surrounding areas;
- Take advantage of topographic and other site characteristics; and
- Provide sufficient flexibility for future anticipated market changes.

1. Provide for Multiple Uses

In establishing the parameters for future development it is essential that sufficient flexibility be provided for as wide a range of uses as possible, and still maintain the design intent of a residential-business concept plan.

This is accomplished through the use of planning areas which emphasize specific uses, and encouragement/incentives for integration of multiple use-options within each planning area and in accordance with specific requirements provided for in this Specific Plan.

2. Integrate the Project with Surrounding Areas

The viability of the Industrial Specific Plan is directly related to its ability to be functionally integrated with surrounding areas. Much of the support services and related uses which are necessary to

successfully implement the project are or will be found in these areas. For these reasons convenient automotive and pedestrian circulation between uses is provided. Equally important, the mix of different, non-competing and complementary uses within the Industrial Specific Plan and surrounding area must be achieved so that a balance of uses may be realized.

This Specific Plan offers a distinct new component to the overall area. At the same time, land uses have been located in recognition of the need for compatibility to existing and planned uses which are more sensitive to impacts intensive land uses of and other negative aspects of development.

3. Take Advantage of Topographic and Other Site Characteristics

The Industrial Specific Plan is essentially level, which permits considerable flexibility in the location and design of land uses.

The very gently sloping nature of the Industrial Specific Plan provides ample gradient for technical considerations: drainage, infrastructure, and site improvements.

A small hill, having approximately 60 feet of elevation, is located in the southwest portion of the Industrial Specific Plan and provides the only view opportunity on site.

4. Provide Sufficient Flexibility for Future Anticipated Market Changes

Given the potential for a relatively long build-out period, it is essential that the Industrial Specific Plan Specific Plan be designed with sufficient flexibility to permit adjustments to future market conditions while still achieving the Specific Plan objectives and design concept.

Each land use category is established with as wide a range and mix of land uses possible, while still retaining their intended characteristics. Further, a mix of land uses is provided which will permit an increased development absorption potential, and still result in an overall balanced or “positive” fiscal impact to the City general and redevelopment funds.

The development concept for the Industrial Specific Plan is depicted and regulated through a series of plan components identified below and specified in the pages which follow:

- Land Use Master Plan
- Circulation Master Plan
- Drainage Concept Plan
- Utilities Concept Plan
- Grading Concept Plan
- Phasing Concept Plan
- Design Concept Plan

The Land Use and Circulation Master Plans establish specific land use classifications, development standards and roadway alignments to which individual development projects within the Industrial Specific Plan shall conform. Concept plans describe programs for community infrastructure development as well as design, grading and phasing concepts.

Concept plans are not mandatory master plans and may be revised by the City without formal amendment of the Specific Plan.

They do, however, establish the system requirements necessary to implement the Industrial Specific Plan successfully, and it allows adequate provisions for facilities and services. Concept plans establish the basic sizings, locations, and other criteria to be employed as development occurs.

Such development shall be consistent, as determined by the City, with the provisions of these concept plans.

1. Land Use Master Plan

This Specific Plan provides for a mix of land uses which reflect existing and future market conditions, existing land use patterns, and which provide flexibility in terms of permitted combinations of land uses within each major land use classification (see Exhibit 4). The Industrial Specific Plan Land Use Master Plan establishes the mandatory land use designations and locations of such uses. Characteristics of the major land use classifications are described below.

a. Business Park

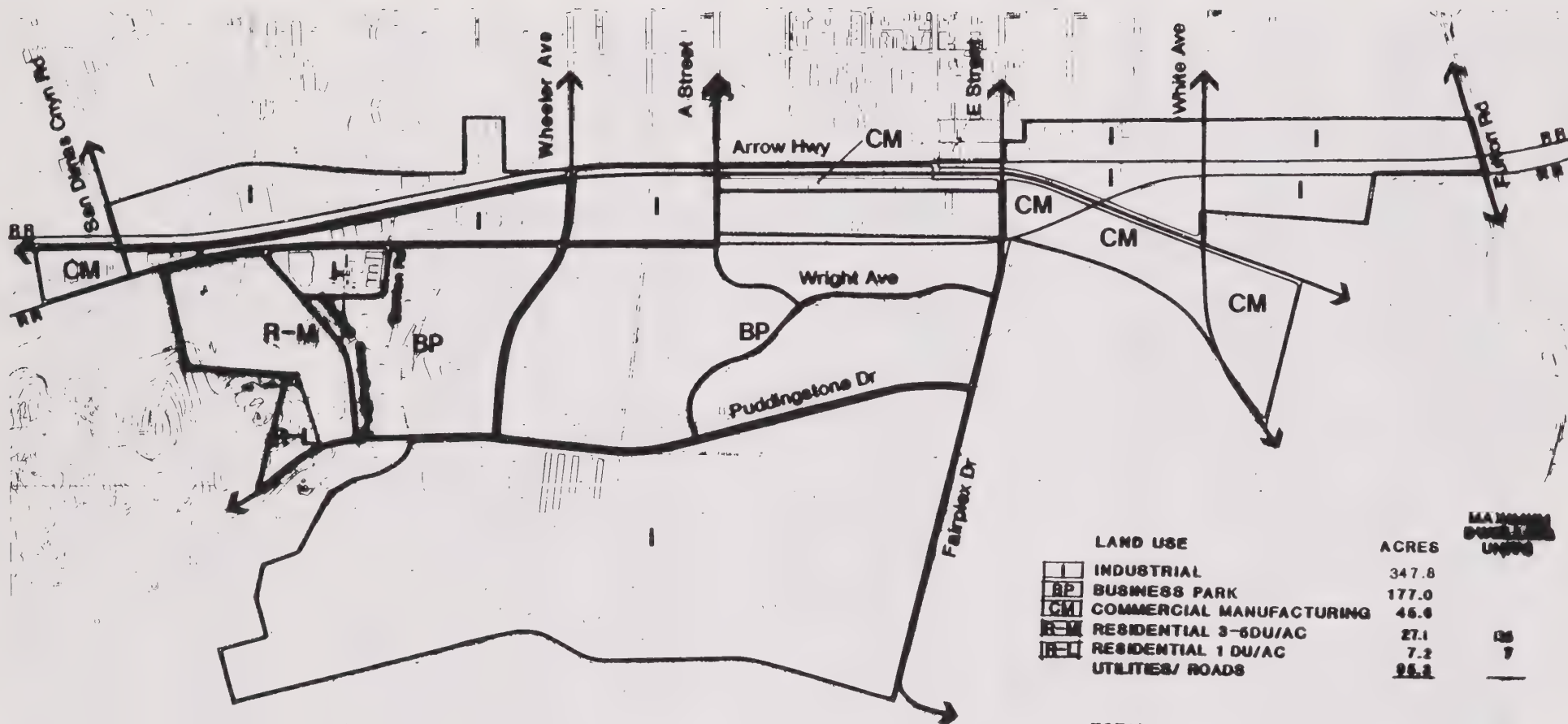
That area which is presently undeveloped and generally bounded by Puddingstone Wash, E Street, the Southern Pacific rail line and Puddingstone Drive, is proposed to be developed as a Business Park. This land use category is intended to provide a balanced economic and employment base for the community.

The uses permitted within the Business Park include: light industrial, office, research and development uses, and retail-service commercial. Situated in a design-controlled environment, the mixture of land uses will adequately anticipate future market conditions. The relative percentage of total development area allocated to each will assure that a high quality Business Park is realized. This intended mix of land uses and the use of additional design and development criteria are the principal differences between the Business Park and Industrial designations.

The Business Park land use is well suited to the development opportunities offered by this area: the presence of large, flat, undeveloped lots, nearby rail service, major access routes, and the presence of utility lines.

b. Industrial

The Industrial land use classification is provided in recognition of the existing trends and land uses in those areas generally adjacent to and north of Arrow Highway.



LAND USE	ACRES	MAINTENANCE COSTS PER UNIT
I INDUSTRIAL	347.8	
BP BUSINESS PARK	177.0	
CM COMMERCIAL MANUFACTURING	45.6	
R-M RESIDENTIAL 3-6 DU/AC	27.1	05
R-L RESIDENTIAL 1 DU/AC	7.2	7
UTILITIES/ ROADS	95.2	
TOTAL	700	145

LAND USE MASTER PLAN DESIGNATED SPECIFIC PLAN AREA CITY OF LAVERNE

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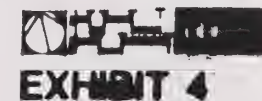


EXHIBIT 4

Several large, industrial lots are currently developed in the northwestern portion of the project area, while the northeastern portion of the Industrial Specific Plan contains a variety of industrial uses on smaller lots. The Industrial classification is intended to bring about a more consistent land use pattern for future development within the aforementioned area, particularly through employment of development standards.

This Specific Plan will assure compatibility with the surrounding land uses, and will reduce the potential for land use conflicts through a relatively narrow range of permitted uses (manufacturing, research and development, service industries, warehousing and storage), and through design controls.

Although designated as Industrial, Brackett Field (the area south of Puddingstone Drive and west of E Street) is planned to continue operation as provided for in the Airport Master Development Plan.

c. Commercial Manufacturing

The Commercial Manufacturing land use classification is intended to permit a broad range of retail-service commercial and light industrial land uses. This classification affects those areas having frontage on Arrow Highway which can benefit from the high traffic volumes and exposure provided along that roadway. Design standards will assure compatibility with surrounding areas, reduce the potential for land use conflicts and still provide the opportunity for maximizing the commercial potential along Arrow Highway.

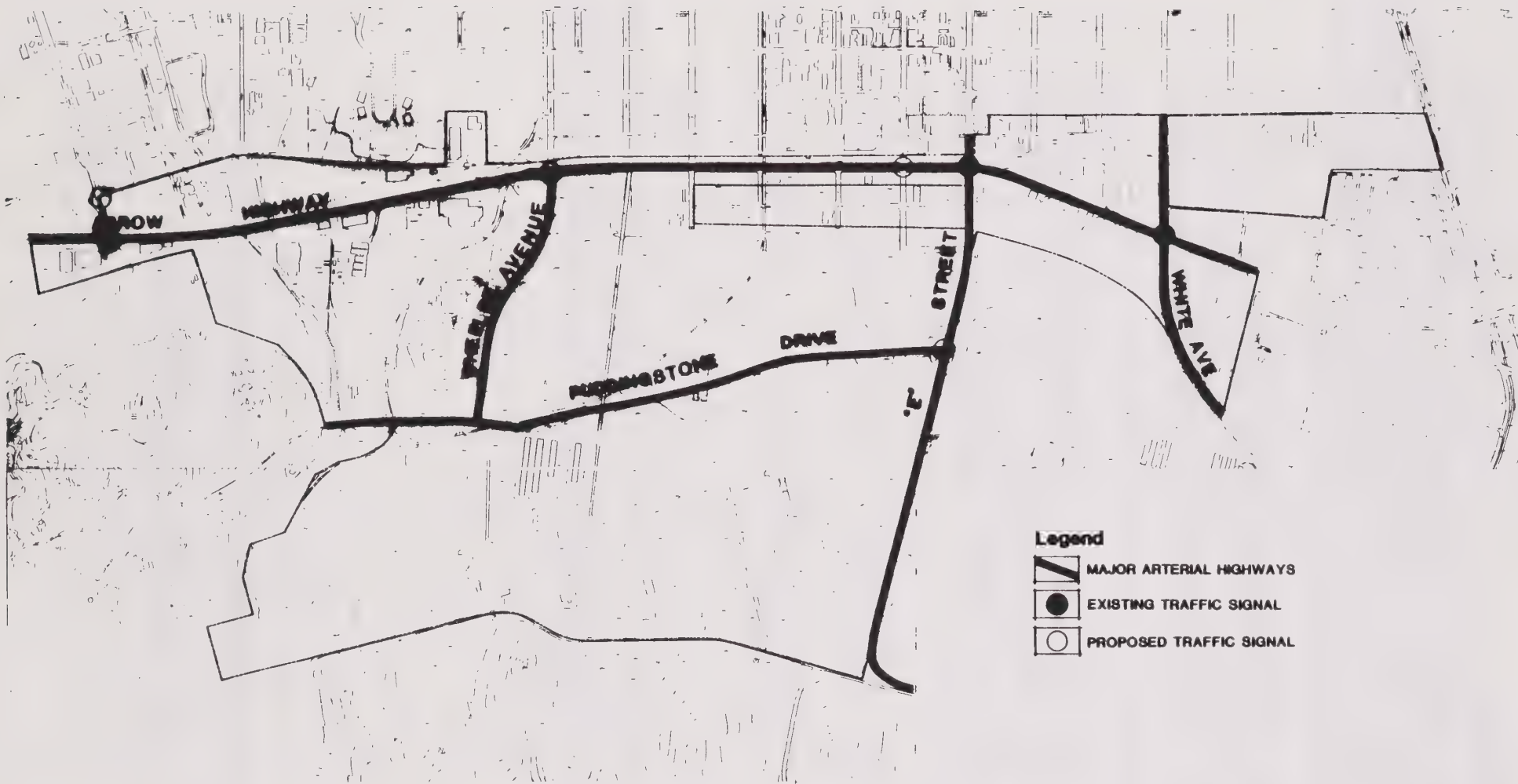
d. Residential

Residential land uses are proposed for the area west of Puddingstone Wash, between the Southern Pacific rail line and Puddingstone Drive. Approximately 18.6 acres are designated as Medium Density Residential (3-5 du/ac), which provides for a maximum 93 dwelling units.

The Medium Density category is intended to provide for single family residences (5,000 square foot lot minimum); however, other residential projects within this specified density may be allowed, subject to review and approval by the City in a manner provided for in Section IV, Implementing Measures, herein. 7.2 acres are proposed for Low Density Residential (1 du/ac). This classification permits estate lots in that portion of the Industrial Specific Plan where topography and adjacent existing low density residential uses dictate the classification. Combined, the residential classifications total 25.6 acres and a maximum density of 100 dwelling units.

The inclusion of residential land uses in the project is intended to promote the concept of a more balanced community, to achieve an improved absorption potential within the Industrial Specific Plan and to complement existing and planned residential uses west of the project area.

Provisions contained within this Specific Plan assure that the integrity of the proposed residential uses will not be affected by adjacent business park and industrial uses. The use of structural setbacks, landscaping, berms and buffer areas will allow for the separation of residential and non-residential land uses.



**CIRCULATION MASTER PLAN
DESIGNATED SPECIFIC PLAN AREA
CITY OF LA VERNE**



EXHIBIT 5

2. Circulation Master Plan

The Circulation Master Plan (see Exhibit 5) provides the transportation system and basic standards for safe, efficient vehicular movement within and around the Industrial Specific Plan. This plan consists of mandatory alignments for arterial roadways and their rights-of-way, as well as the treatment of traffic-controlled access points into the Industrial Specific Plan. Further, this Master Plan, specifies typical roadway sections to be implemented as development occurs.

The Circulation Master Plan for the Industrial Specific Plan reflects four elements:

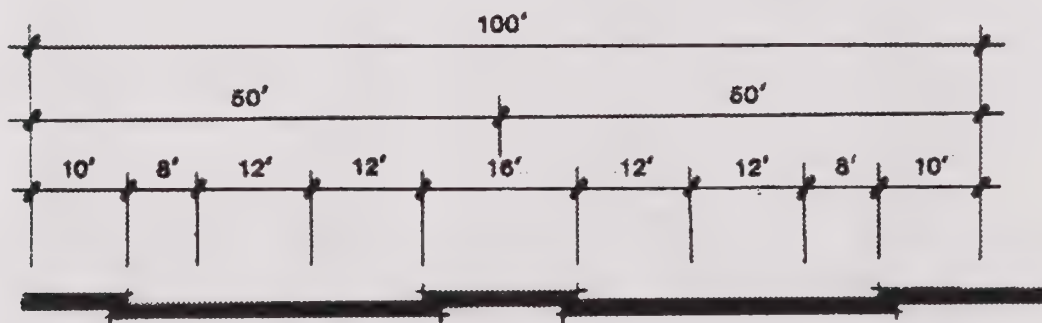
- The existing circulation network within and around the study area;
- Future traffic volumes from anticipated areawide growth;
- Traffic generation characteristics (i.e., traffic volumes, peak-hour traffic, truck traffic, etc.) anticipated for each planning area; and
- The City's goals, objectives and policies pertaining to circulation, as delineated in the General Plan Circulation Element.

The circulation system relies primarily on the major thoroughfares which currently exist in southern La Verne: Arrow Highway, Puddingstone Drive, Wheeler Avenue, E Street, and White Avenue.

The following narrative describes the characteristics of each of the major thoroughfares which are part of the Specific Plan circulation system.

a. Arrow Highway

This is a four-lane divided major arterial highway (see Exhibit 6) which traverses the central portion of the Industrial Specific Plan in an east-west direction. The roadway is presently improved with curbs and gutters, a raised median and channelized left turn pockets, and has a right-of-way of one-hundred feet (100) in width.



ARROW HIGHWAY/WHITE AVENUE

EXHIBIT 6

Improvements to Arrow Highway specified in this Specific Plan primarily involve streetscape improvements intended to enhance the visual and aesthetic qualities of the area. Presently, that portion of Arrow Highway which extends west from Wheeler Avenue is designated in the General Plan Scenic Highways Element as a scenic highway. This Specific Plan provides for this designation to be extended east to the City limits. As such, special landscaping and design treatments would be applied to enhance the scenic qualities along this designated roadway.

In conjunction with the proposed streetscape improvements and in accordance with the goals of the City's Circulation Element, a bicycle route will be provided along Arrow Highway from the western project boundary to E Street. This bicycle route will connect with other bicycle routes designated along Wheeler Avenue and E Street.

b. Puddingstone Drive

This is an east-west arterial highway (See Exhibit 7) which provides connection between E Street and San Dimas Avenue (offsite) to the west and consists of a one-hundred and four foot (104) right-of-way. With the exception of the western portion of Puddingstone Drive, the segment of roadway located within the Industrial Specific Plan is constructed as a fully improved four-lane divided roadway.

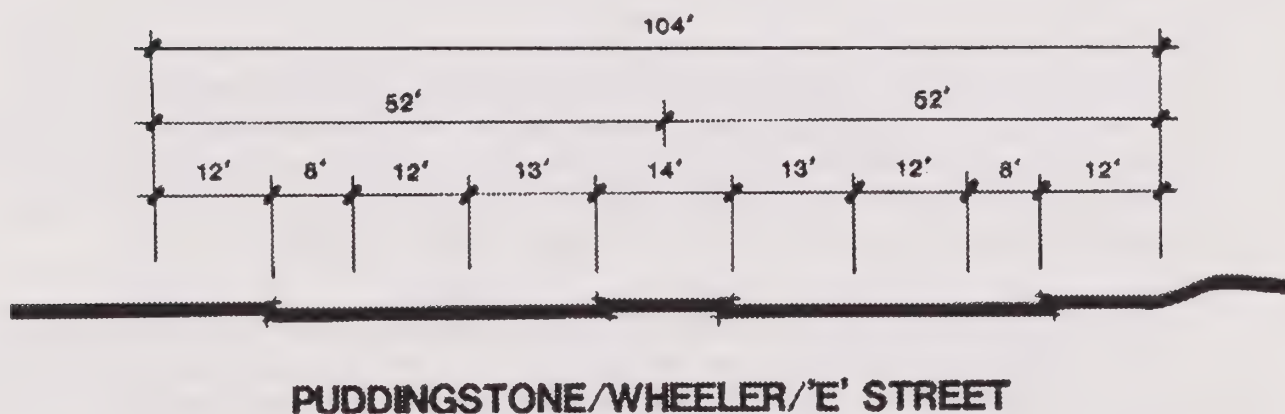


EXHIBIT 7

In responding to the transportation needs of the future land uses within the study area, it is proposed that Puddingstone Drive, east of the extension of Wheeler Avenue be identified in the Circulation Element as a designated truck route. This designation facilitates truck access into the proposed business park while also routing truck traffic away from residential areas. Improvements proposed for Puddingstone Drive include a limited amount of streetscape improvements and the installation of a traffic signal at the roadway's intersection with E Street. It is anticipated that the remaining westerly portion of Puddingstone Drive will be improved as a four-lane divided roadway depending, however, upon future traffic warrants.

c. Wheeler Avenue

This is an existing two-lane undivided roadway (see Exhibit 7) which presently extends north from its terminus at Arrow Highway. As part of this Specific Plan, it is proposed that this roadway be extended, with a right-of-way width of one-hundred four (104) feet south to Puddingstone Drive. It is anticipated that Wheeler Avenue will initially be extended as a two-lane facility.

The extension will later be upgraded to a four-lane divided roadway as additional phases of development are completed and increased traffic volumes warrant additional travel lanes. Included with the proposed extension will be a streetscape treatment program to enhance aesthetic qualities along the roadway.

In conjunction with the proposed roadway extension, the bicycle route designation along Wheeler Avenue, which also currently terminates at Arrow Highway, will be extended south to Puddingstone Drive.

This bicycle route extension not only augments the City's existing designated bicycle route network, but also provides a direct non-vehicular access route to Frank Bonelli County Regional Park.

d. E Street

E Street (see Exhibit 7) is presently improved as a two-lane undivided facility. Future traffic volumes will ultimately warrant the construction of two additional travel lanes on E Street from Arrow Highway to McKinley Avenue, and resulting in a right-of-way width of one-hundred and four (104) feet. The City of La Verne, City of Pomona and the County of Los Angeles are in the process of preparing plans to improve E Street as a four-lane road from McKinley Avenue to Arrow Highway and to realign E Street at McKinley Avenue.

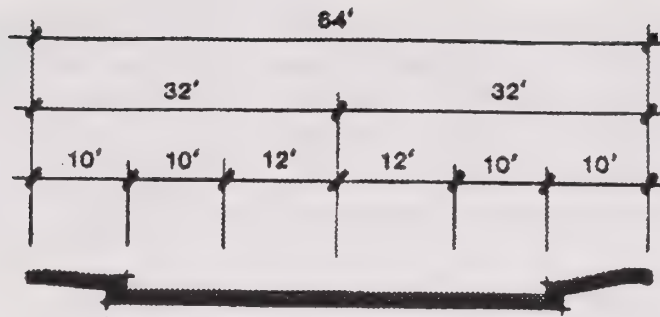
As part of the Specific Plan, E Street from McKinley Avenue to Orange Street will be included in the City's Circulation Element as a designated truck route. This proposed truck route will be an extension of the existing designation on E Street north of Orange Street, and will also provide a link with the truck route proposed for Puddingstone Drive.

e. White Avenue

This is an existing north-south arterial highway (see Exhibit 6), having a right-of-way width of one-hundred (100) feet, and is located in the northeastern portion of the Industrial Specific Plan.

South of Arrow Highway, White Avenue is constructed as a four-lane divided roadway with curbs and gutters and a raised median. North of Arrow Highway, White Avenue exists as a two-lane undivided roadway.

Improvements proposed for White Avenue include streetscape treatments which are depicted in Section III herein.

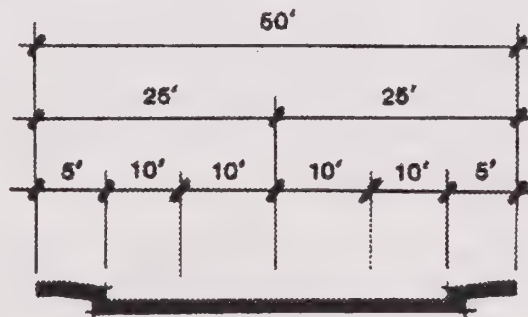


LOCAL INDUSTRIAL

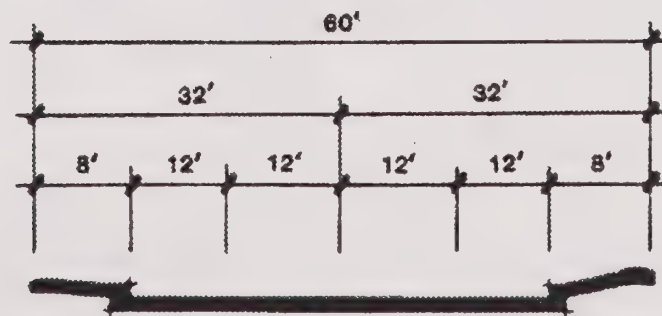
EXHIBIT 8

Local Streets

Local streets within the Industrial Specific Plan will connect the project planning areas with the previously described arterial highways. Local streets may be public streets, or under certain circumstances, private roadways. Roadways within the Business Park are specified with sixty-foot (60') right-of-way cross-sections (see Exhibit 8). Roadways within residential areas shall range from fifty (50) to sixty (60) feet right-of-way (see Exhibit 9). A determination regarding appropriate roadway geometrics shall be made as part of the review procedures, as specified in Section IV, Implementation, herein.



LOCAL RESIDENTIAL



LOCAL RESIDENTIAL COLLECTOR

EXHIBIT 9

Two railroad lines traverse the central portion of the Industrial Specific Plan. The Southern Pacific Transportation Company and the Atchison, Topeka and Santa Fe Railroad Company operate rail lines which run generally parallel to Arrow Highway. Rail service to the Industrial Specific Plan is limited to freight service. Both companies have indicated that additional rail trackage can be extended from the main rail lines to serve individual uses within the Industrial Specific Plan. Such facilities shall be specified as a part of the review procedures.

3. Drainage Concept Plan

The Drainage Concept Plan (see Exhibit 10) for the Industrial Specific Plan provides the required level of protection from flooding. This area is traversed by an existing storm drain system, major elements of which include three improved drainage channels: Puddingstone Wash, Marshall Canyon Wash, and Live Oak Wash. Each of the three improved channels is sized to accommodate 100-year floods and all extend southwesterly towards Puddingstone Reservoir. Surface runoff within the northern developed portions of the Industrial Specific Plan is contained by a local drainage system which routes runoff into the three onsite channels, as well as the Thompson Creek Channel, located east of the Industrial Specific Plan.

Improvement of the currently undeveloped central portion of the Industrial Specific Plan will require additions to the existing storm drain system (see Exhibit 10).

The local drainage system depicted is based on certain design assumptions which may change as development occurs. System design options are permissible, based upon approval by the City Engineer, which are consistent with the provisions of this Specific Plan as well as the provisions of the City of La Verne. The exact size and location of the new storm drain lines is dependent on the alignment of proposed roadways and will be determined in part of the review procedures, specified in Section IV, Implementing Measures, herein.

Additional onsite improvements will be necessary to resolve localized periodic flooding problems within the already developed portions of the Industrial Specific Plan. Such areas shall be provided for through the above-stated review procedures for each proposal within the areas in question.

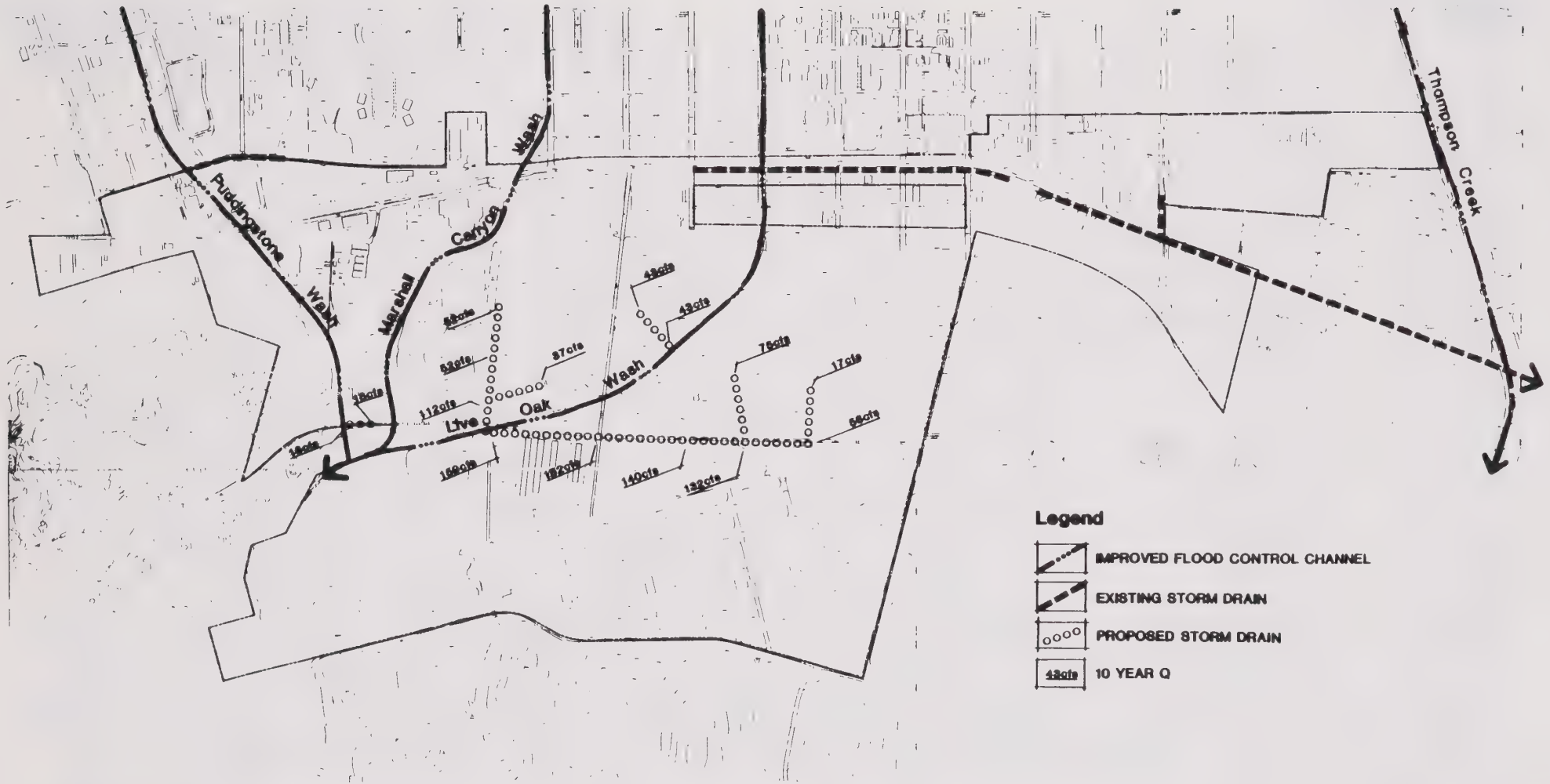
4. Utilities Concept Plan

Services and facilities for the Industrial Specific Plan will be extended and improved in conjunction with its phased development. These are described below, and include water, wastewater and other utilities.





a. Water System Concept Plan

An extensive network of water mains currently serves existing development within the Industrial Specific Plan. Additional water lines will be required to serve new development areas within the Industrial Specific Plan (see Exhibit 11). The water distribution system depicted is based upon certain design assumptions which may change as development occurs.

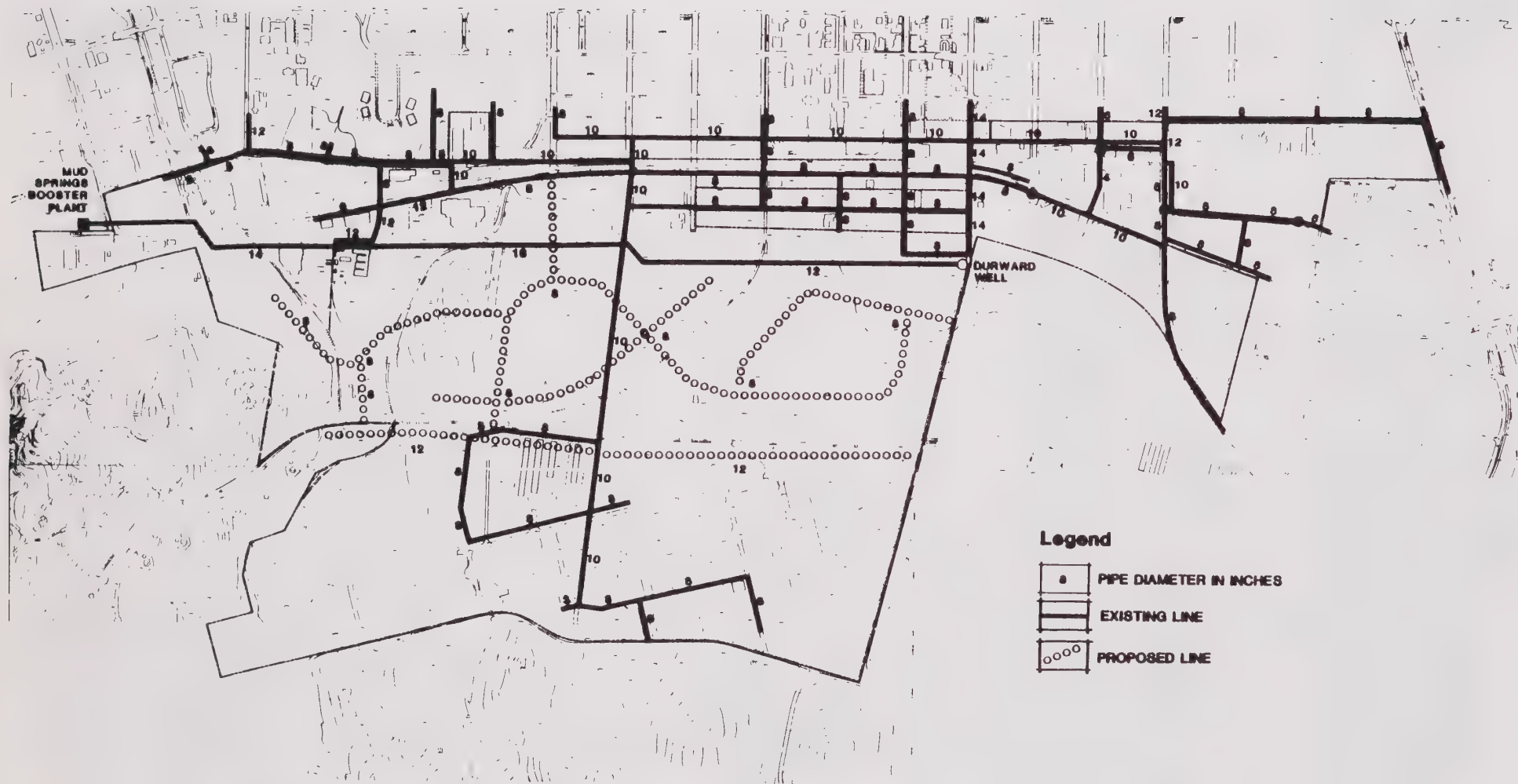
System design options are permissible, based upon approval by the City Engineer, which are consistent with the provisions of this Specific Plan as well as the provisions of the City of La



Legend

-  IMPROVED FLOOD CONTROL CHANNEL
-  EXISTING STORM DRAIN
-  PROPOSED STORM DRAIN
-  10 YEAR Q

**DRAINAGE CONCEPT PLAN
DESIGNATED SPECIFIC PLAN AREA
CITY OF LA VERNE**



WATER SYSTEM CONCEPT PLAN DESIGNATED SPECIFIC PLAN AREA CITY OF LA VERNE

Verne. The ultimate location and size of future lines may vary from that indicated in the Concept Plan, as precise water system requirements are determined. These determinations shall be subject to the provisions of review procedures established in Section IV, herein. Sizing of mains may also be adjusted in response to different land use intensities within each planning area.

Because the Industrial Specific Plan is located at the lower end of a water pressure zone adequate water pressure is available. With development as specified, the average daily water demand, at buildout, will be approximately .59 million gallons (existing and future land uses). Water service to new development within the Industrial Specific Plan is also contingent on the ability of the City's water purveyor(s) to meet the water demands posed by additional development within the region.

b. Sewer System Concept Plan

The City of La Verne is responsible for the collection of wastewater within the Industrial Specific Plan, while the Los Angeles County Sanitation District (LACSD) is the responsible agency for wastewater treatment. Portions of the project area lie outside the service boundaries of the LACSD and will be annexed into the District prior to occupancy. The LACSD has a major sewage trunk line which traverses the Industrial Specific Plan a west-east direction entering the project area at the intersection of Wheeler Avenue/Arrow Highway and exiting near the intersection of Puddingstone Drive and E Street (see Exhibit 12). A local City collection system serves the northern portion of the Industrial Specific Plan, while a private system, maintained by the Los Angeles County Engineer, serves Brackett Field.

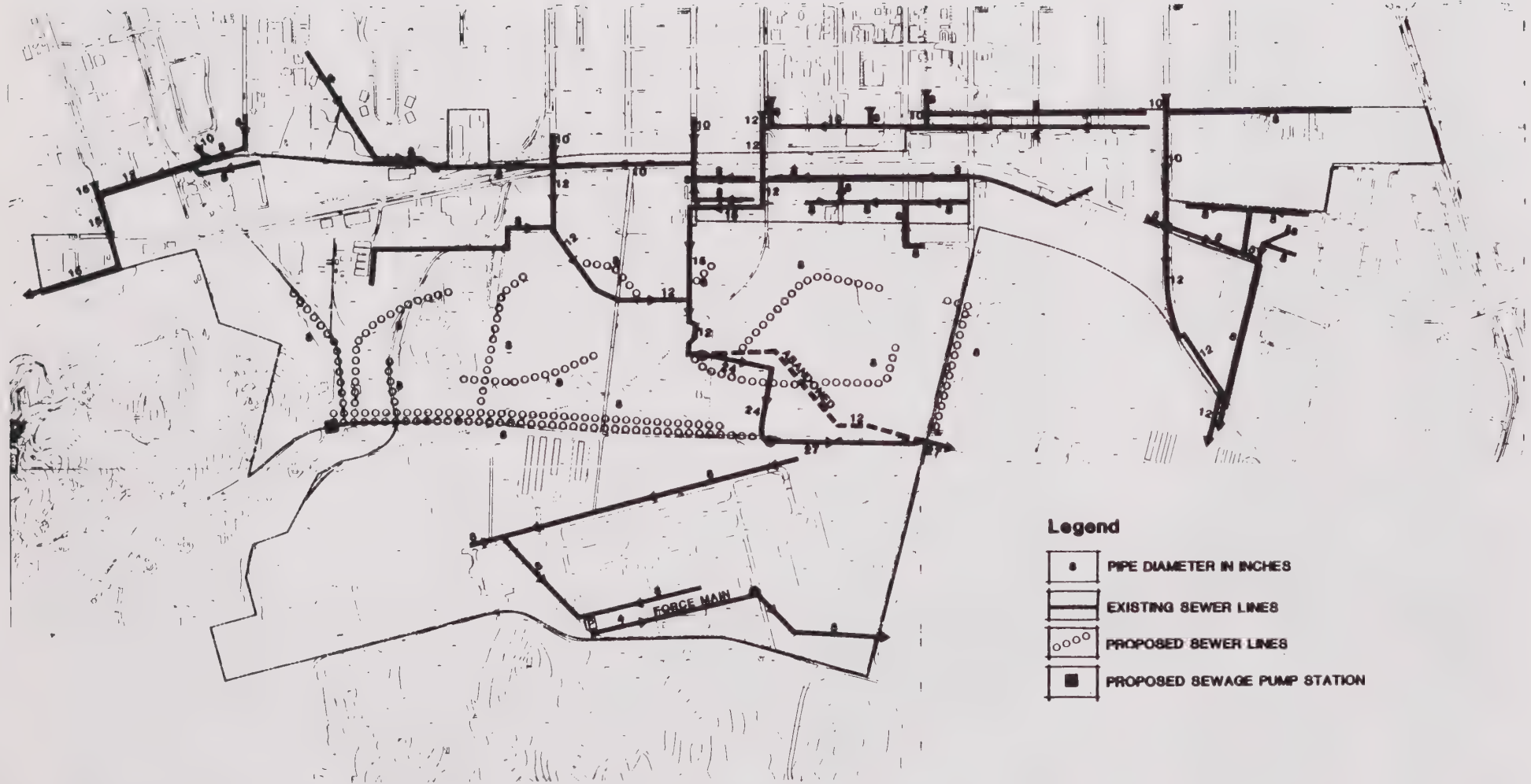
The existing wastewater collection system will be expanded to include service to those areas which are presently undeveloped. Several collector lines will be added to the central portion of the Industrial Specific Plan. Also, a sewage pump station is proposed to be constructed near the western boundary of the project area at Puddingstone Drive. This pump station is necessary to transfer sewage which will travel beneath the three improved drainage channels and connect with the sewage trunk line located to the east. The remainder of the sewage collection system will operate by way of gravity-feed (see Exhibit 12). The sewage system depicted is based upon certain design assumptions which may change as development occurs.

System design options are permissible, based upon approval by the City Engineer, which are consistent with the provisions of this Specific Plan as well as the provisions of the City of La Verne. The precise size and location of proposed lines will be determined as part of the review procedures established in Section IV, herein.

c. Other Utilities

The Industrial Specific Plan lies within the service areas of Southern California Edison Company (electricity), Southern California Gas Company (natural gas), General Telephone (telephone), and Webster Disposal Company (solid waste). This utility network can be expanded to meet the future demands of the project.

The specific design and sizing requirements of all necessary improvements and/or additions shall be determined as part of the review procedures established in Section IV, herein. All future



Legend

	PIPE DIAMETER IN INCHES
	EXISTING SEWER LINES
	PROPOSED SEWER LINES
	PROPOSED SEWAGE PUMP STATION

WASTEWATER SYSTEM CONCEPT PLAN DESIGNATED SPECIFIC PLAN AREA CITY OF LA VERNE



EXHIBIT 12

utility line additions will be placed underground.

5. Grading Concept Plan

Grading proposed for the Industrial Specific Plan is focused on the undeveloped area north of Puddingstone Drive and south of the Southern Pacific railroad line (see Exhibit 13). The remaining portions of the project area are largely developed. As “infill” occurs, onsite grading of such areas will be conducted in light of site-specific conditions, and will be subject to the provisions of the review procedures established in Section IV, herein.

The majority of the area within the Grading Concept Plan is essentially level; a relatively minor amount of grading is anticipated. The most notable amount of grading proposed will occur in the western portion of the area in question, and will primarily involve removing a portion of a small onsite hill. This hill is located north of Puddingstone Drive and east of Marshall Canyon Wash. It is an outlier of the larger Harwood Hills which extend west of the project area. A minor amount of onsite grading is proposed at the base of the Harwood Hills, adjacent to the western boundary of the project site. The cut material from this grading will also be distributed onsite.

The grading proposed for central and eastern portions of the area in question will involve sheet grading, which is necessary for proper drainage. Cut/fill material from grading activities within these areas will also be balanced nearby, and within each future building site.

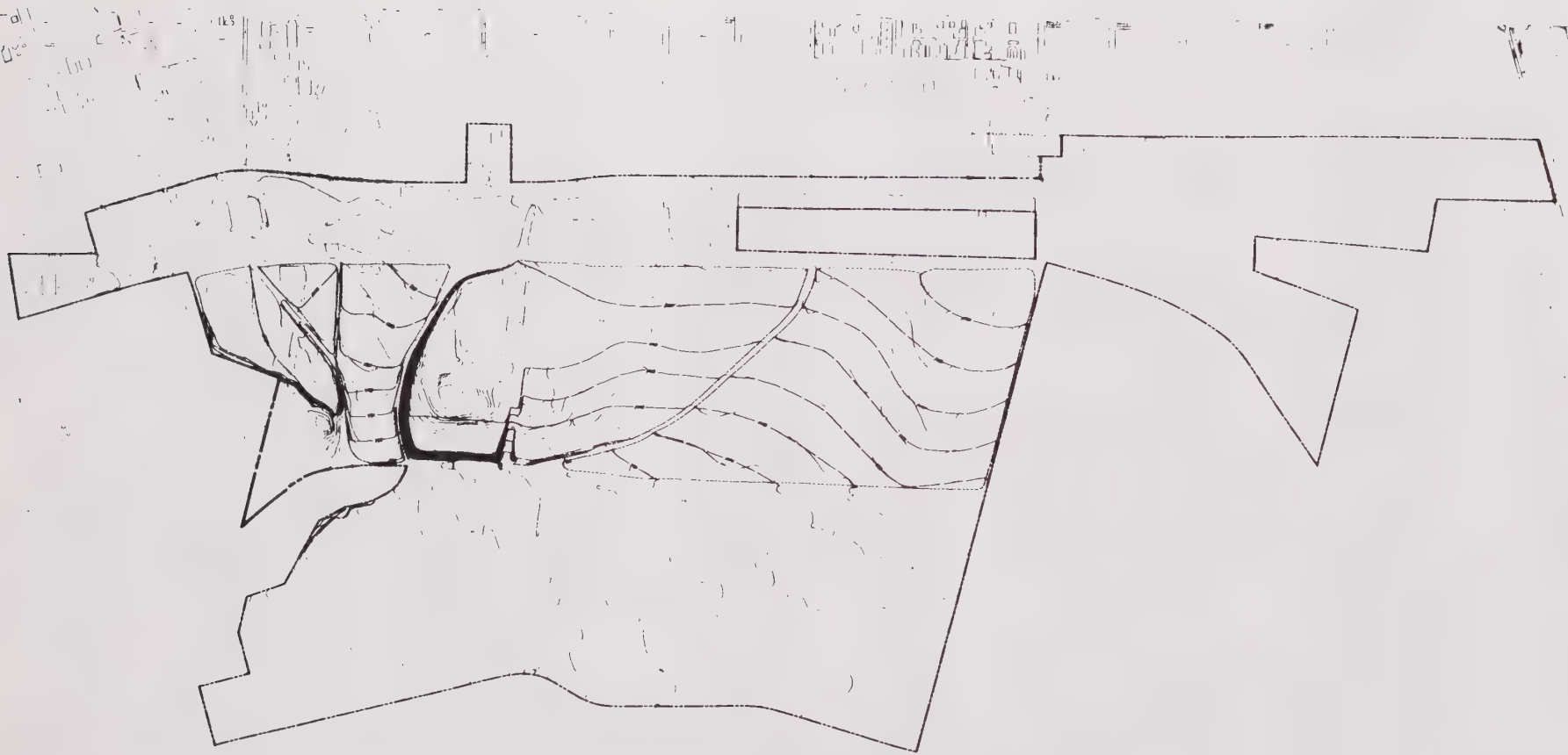
The grading concept is based upon certain design assumptions which may change as development occurs. Design options are permissible, based upon approval by the City Engineer, which are consistent with the provisions of this Specific Plan as well as the provisions of the City of La Verne. All earthwork shall be conducted in accordance with the City’s Grading Ordinance.

6. Phasing Plan

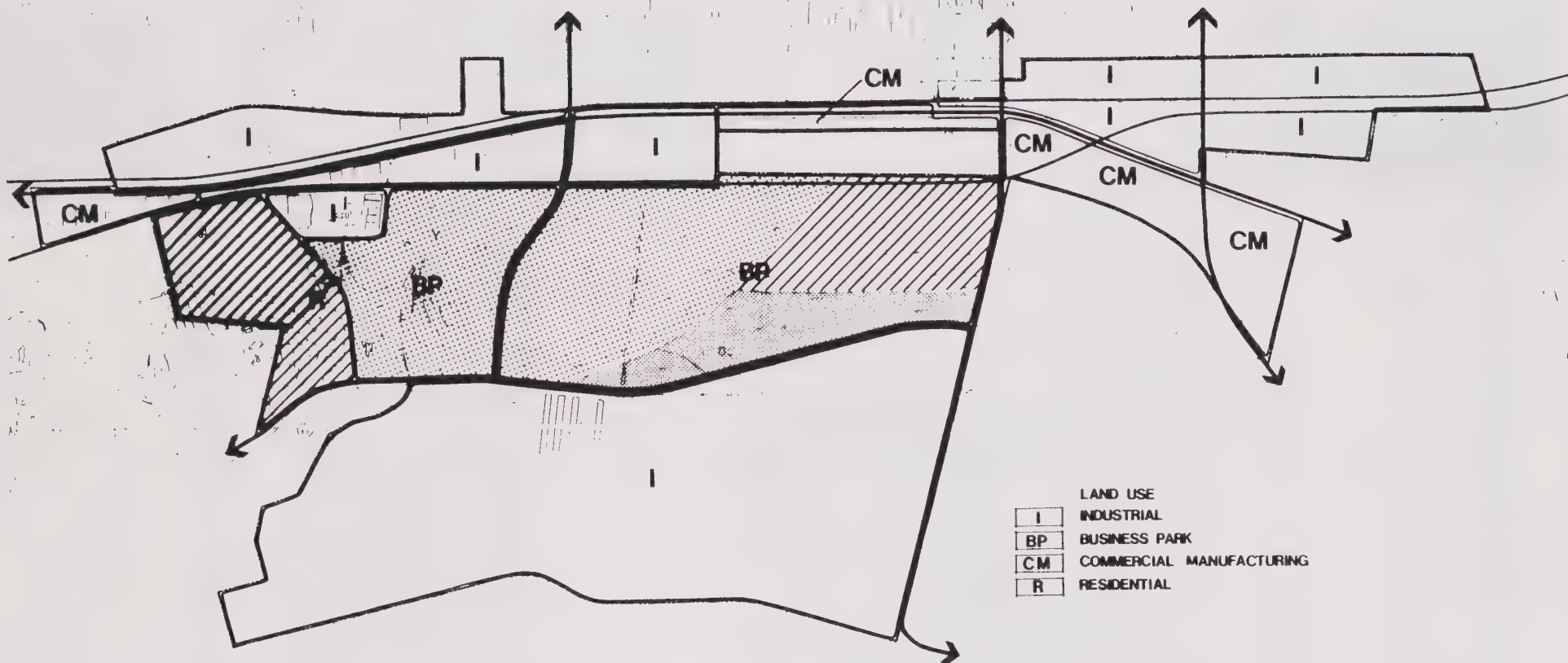
The purpose of the Phasing Concept Plan (see Exhibit 14) is to outline the sequence of land use development, and to determine the implications of growth on project feasibility infrastructure requirements, and City revenues. The actual course of development phasing is very important for the execution of capital improvement and operating budgets, as well as the timely generation of public revenues. Further, development phasing is largely tied to development interest and levels of redevelopment participation in the Industrial Specific Plan.

The location, rate and specific character of new development is greatly influenced by future economic conditions. The phasing scenario and the actual realized pace of development are very sensitive to absorption rates which, in turn, are influenced by national economic conditions, competition in the regional and local markets, the costs of development and the actions of government agencies. Other factors which will influence the phasing of development include the desires of individual landowners and developers, and project incentives which may be offered by a public jurisdiction.

The phasing plan is focused upon the central portion of the Industrial Specific Plan, located south of the Southern Pacific rail line and north of Puddingstone Drive. The majority of development proposed within the Industrial Specific Plan will occur within this area, as will also the majority of planned infrastructure improvements.



GRADING CONCEPT PLAN
DESIGNATED SPECIFIC PLAN AREA
CITY OF LA VERNE



PHASING PLAN **DESIGNATED SPECIFIC PLAN AREA** **CITY OF LA VERNE**

REVISED - ZC No. 2143
 GPA No. 59

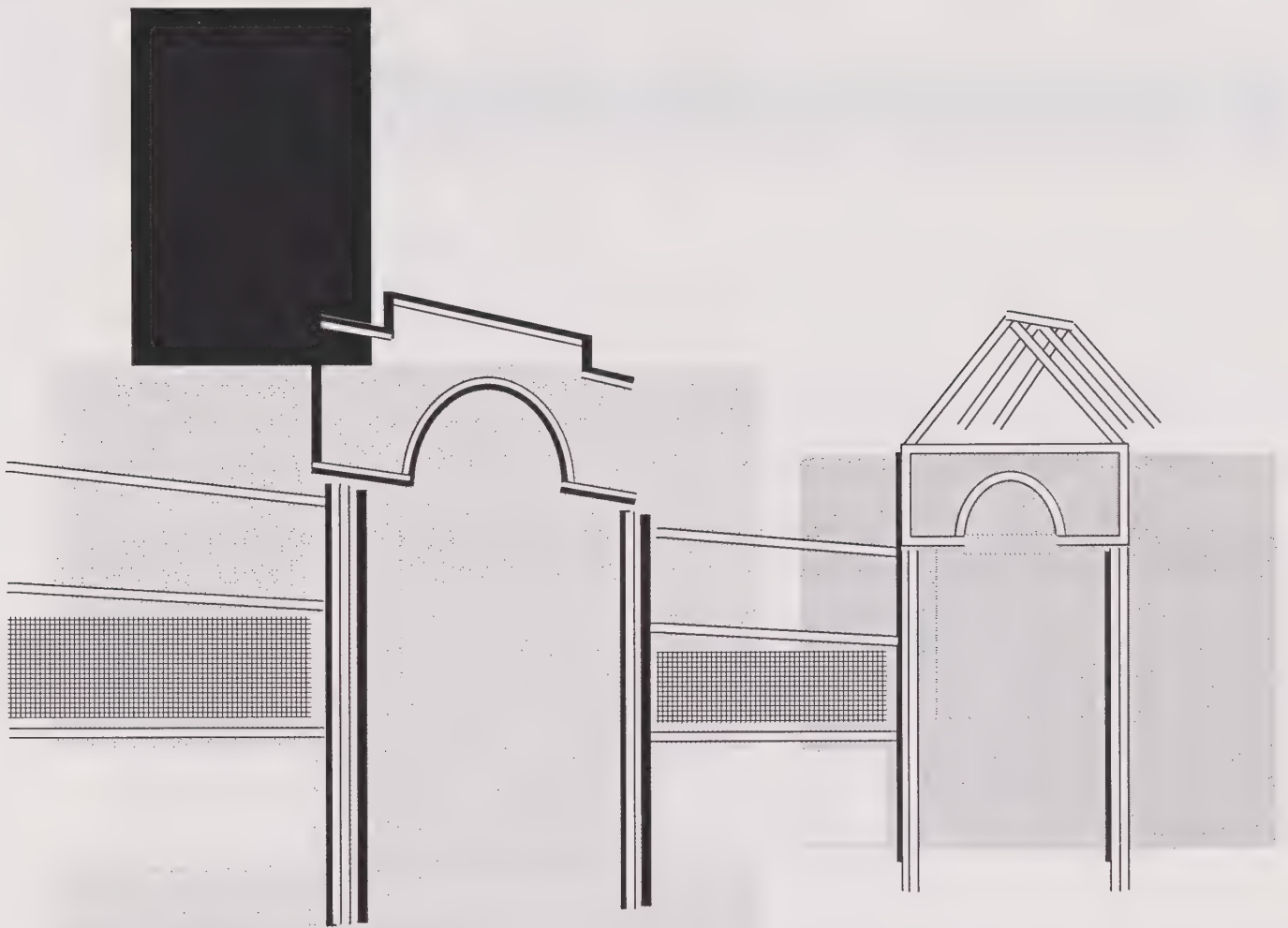
Development within the balance of the Industrial Specific Plan, which is largely urbanized, will occur on an “infill” basis and will require relatively minor infrastructure improvements.

Phasing of development within the area in question involves a number of considerations including:

- The timing of public offsite improvement costs;
- Identifying logical combinations of parcels which can be reestablishing in terms of parking, access and other considerations;
- Allowing for a number of combinations of development options/lot consolidations;
- Matching absorption potentials identified in market analyses (residential and industrial); and
- Integrating the potential for assistance from the City’s redevelopment agency.

Phasing has been in three sequences depicted on Exhibit 14.

It is anticipated that full development of the proposed residential uses within the area could occur within five years, while ultimate development of the proposed Business Park will take in excess of 10 years. Actual development of the Industrial Specific Plan, and portions thereof, will be determined through negotiations between property owners, the investment community, and the City of La Verne, and with attention to prevailing market conditions. Each sequence does, however, define the parameters necessary for development within the study area at any given point in time and does characterize the magnitude of development which can occur.



SECTION III: **DESIGN GUIDELINES AND DEVELOPMENT REGULATIONS**

SECTION III : DESIGN GUIDELINES AND DEVELOPMENT REGULATIONS

A. DESIGN GUIDELINES

1. Introduction

Design Guidelines for the Industrial Specific Plan are intended to define and emphasize the uniqueness of the area. It is an important business corridor of the City, carries a significant amount of through travel, and will provide an important focus for the southern portion of the City of La Verne.

In general, landscaping and site design within the Industrial Specific Plan should be organized and formal enough to reflect the structured, urban character which is intended for the Industrial Specific Plan. Site design and landscape development should be based upon promoting a strong identity and “sense of place” within the Industrial Specific Plan. The plan must respond to the multiple purposes of the project area: residential neighborhoods, a commercial-corridor, and a business-industrial park. The emphasis for design treatments should advance these objectives throughout the entire fabric of the Industrial Specific Plan; through building forms and materials, streetscapes, setback areas and within special treatment areas. Combined, these elements can allow the Industrial Specific Plan to be distinctively different from its surroundings, and can provide a sense of identity for an otherwise undistinguished assemblage of properties.

2. Landscape Concept Plan

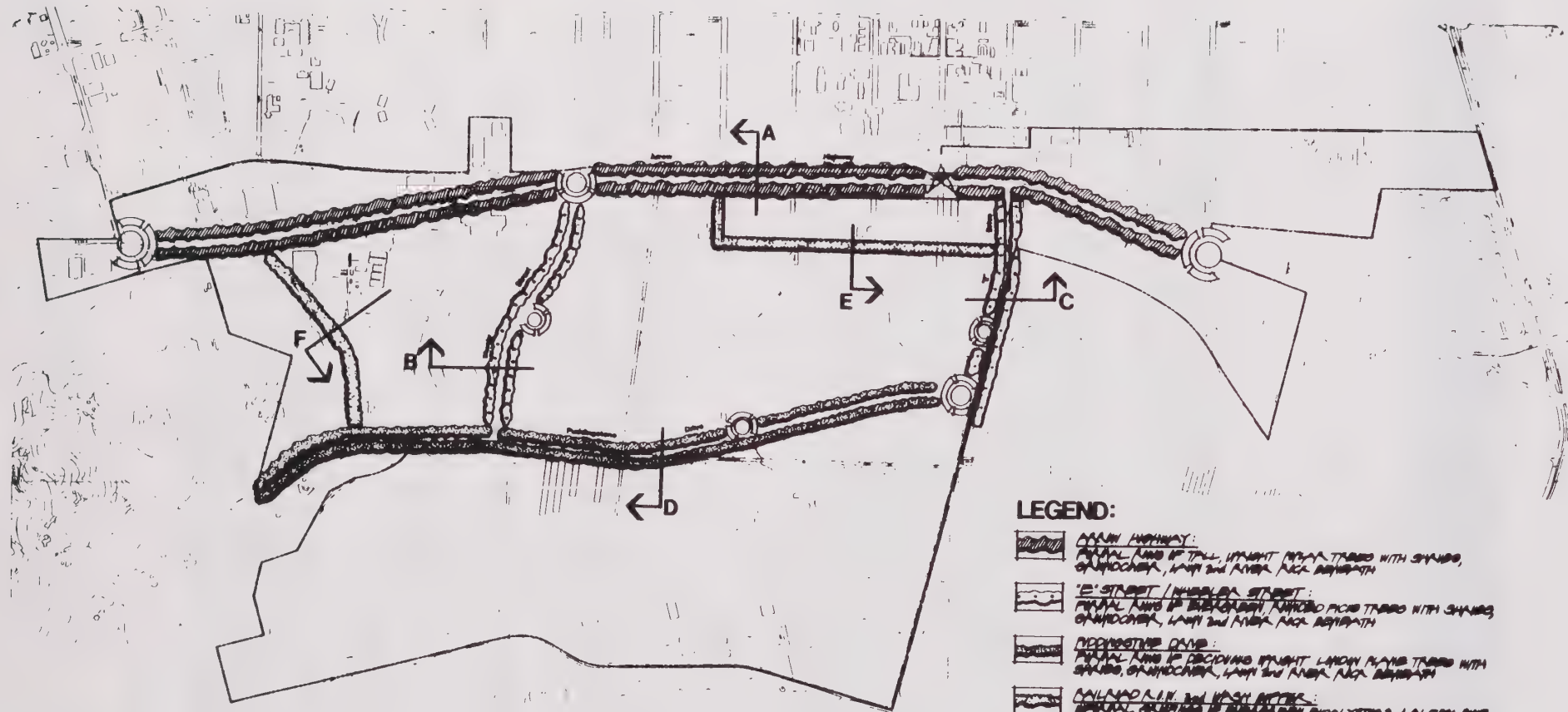
The Landscape Concept Plan (see Exhibit 15) is an integral element in achieving a distinctive development character for the Industrial Specific Plan. This character is reinforced through the coordinated design and selection of landscape and paving materials, and emphasis on special features. Required guidelines are specified in the following categories:

- Streetscapes and adjacent setback areas, arranged in hierarchical order;
- Entry areas: City (Arrow Highway) and project; and, special treatment areas.
- Special treatment areas.

The Landscape Concept Plan contained herein establishes a guideline for evaluating consistency of design between the ultimate development pattern for the Industrial Specific Plan, and its incremental build-out. As development occurs, landscape plans shall be prepared which are consistent with and implement these concepts. The above categories are described in the following pages.

a. Transition Zones

The Landscape Concept Plan developed an integral and distinctive development character for the Industrial Specific Plan. However, with the implementation of the City Water Conservation Ordinance, Transitional zones must be established to blend the existing landscapes with the new xeriscape landscapes. The Transition zone shall proportionably reduce the use of turf



LANDSCAPE CONCEPT PLAN **DESIGNATED SPECIFIC PLAN AREA** **CITY OF LAVERNE**

LEGEND:

- MAIN HIGHWAY:**
 MAIN LINE OF TRAIL, HIGHWAY, PATH, TRAIL WITH SHADES, GRASS, GRASS, LAWN AND OTHER PLANT MATERIAL
- "E" STREET / HIGHWAY STREET:**
 MAIN LINE OF TRAIL, HIGHWAY, PATH, TRAIL WITH SHADES, GRASS, GRASS, LAWN AND OTHER PLANT MATERIAL
- PEDESTRIAN PATH:**
 MAIN LINE OF TRAIL, HIGHWAY, PATH, TRAIL WITH SHADES, GRASS, GRASS, LAWN AND OTHER PLANT MATERIAL
- RAILROAD R.R. and WASH DITCH:**
 MAIN LINE OF TRAIL, HIGHWAY, PATH, TRAIL WITH SHADES, GRASS, GRASS, LAWN AND OTHER PLANT MATERIAL
- GATEWAY STATEMENT:**
 MAIN LINE OF TRAIL, HIGHWAY, PATH, TRAIL WITH SHADES, GRASS, GRASS, LAWN AND OTHER PLANT MATERIAL
- PRIMARY ENTRY:**
 MAIN LINE OF TRAIL, HIGHWAY, PATH, TRAIL WITH SHADES, GRASS, GRASS, LAWN AND OTHER PLANT MATERIAL
- SECONDARY ENTRY:**
 MAIN LINE OF TRAIL, HIGHWAY, PATH, TRAIL WITH SHADES, GRASS, GRASS, LAWN AND OTHER PLANT MATERIAL
- SPECIAL CIRCULATION DETAILING:**
 MAIN LINE OF TRAIL, HIGHWAY, PATH, TRAIL WITH SHADES, GRASS, GRASS, LAWN AND OTHER PLANT MATERIAL

as the major ground cover. At the same time, alluvial stone pavement and planted areas shall be proportionally increased. The length of each Transition Zone shall be determined at the Precise Plan stage of each proposed project.

1. Streetscape and Adjacent Setback Areas

All landscape treatment shall use drought tolerant plant materials, increase planted areas, and minimize turf areas.

Plant Material

Street Right-of-Way

- | | | |
|----|---------------------------|---|
| a. | Suggested trees | Cinnamom camphora-Camphor tree; Lagerstroemia indica -Crepe myrtle; Pinus pinea - Italian stone pine; Prunus cerasifera - Purple leaf plum; Pyrus calleryana “Aristocrat” -Aristocrat pear; |
| b. | Suggested shrubs (median) | Agapanthus africanus - Lily of the Nile; Dietes-vegeta Fort-night lily; Nandina domestica - Heavenly bamboo; Nerium oleander “Petite Pink” - Petite oleander; Pittosporum tobira “Variegata” -Variegated tobira; Raphiolepis indica -India hawthorn; Santolina species -Lavender cotton |
| c. | Suggested ground cover | Gazania species - Gazania; Myoporum pavifolium “Prostratum”-NCN; Vinca minor -Dwarf periwinkle |
| d. | Suggested turf | 100% Dwarf fescue |

Street Setback

- | | | |
|----|------------------------|--|
| a. | Suggested trees | Eucalyptus citriodora trees - Lemon scented gum; Eucalyptus sideroxylon - Red iron bark; Koei-reuteria paniculata - Goldenrain tree; Lagerstroemia indica - Crepe myrtle; Pinus halepensis -Aleppo pine; Rhus lancea - African sumac |
| b. | Suggested shrubs | Abelia grandiflora - Abelia; Cistus species - Rockrose; Dietes vegeta -Fortnight lily; Dodonaea visosa-Hopseed bush; Photinia fraseri - Photinia; Trachelospermum jasminoides - Star jasmine; Xylosma congestum- Shiny xylosma |
| c. | Suggested ground cover | Arctotecta calendula - African daisies; Cotoneaster dammeri - NCN; Gazania species -Gazania; Vinca minor -Dwarf periwinkle |

Alternative plant materials will be considered at the Precise Plan stage for each individual development. Mulch can be used as a substitute for ground cover in planted areas.

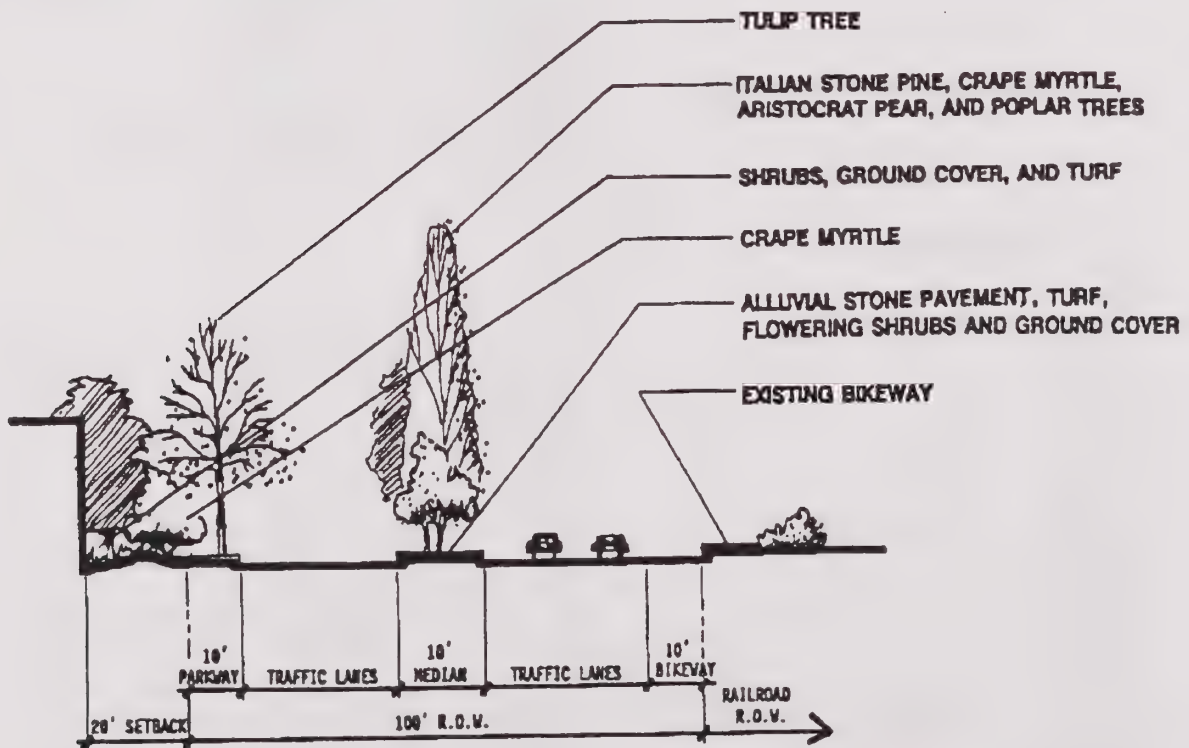
2. Irrigation Requirements

- a. Drip irrigation shall be used in all planted areas.
- b. All trees shall be watered with subterranean bubblers.
- c. All irrigation systems shall be equipped with approved moisture sensors and rain shut-off sensors. All irrigation systems shall be automated with an approved electric controller.
- d. Introduce reclaimed water systems for landscape irrigation. All systems using reclaimed water shall be equipped with the appropriate irrigation products that identify reclaimed water usage.

b. Streetscapes and Adjacent Setback Areas

1. Arrow Highway

Description: This is the major gateway to the Industrial Specific Plan and southern La Verne, and is the primary location for establishing image and character (see Exhibit 16). The use of formal slender, upright trees shall be required. These will provide a well defined and distinctive corridor, visible from a distance, that will also relate well to the large scale of the street. Trees shall be planted a maximum of twenty-five (25) feet on-center, be equally spaced, and deep watered.



ARROW HIGHWAY

EXHIBIT 16

Important entry and walkway areas as defined by the City of La Verne as part of development review procedures established in Section IV, herein, shall be highlighted through special landscape treatments along this thoroughfare, and are specified in the pages which follow.

Plant Material

Street Right-of-Way

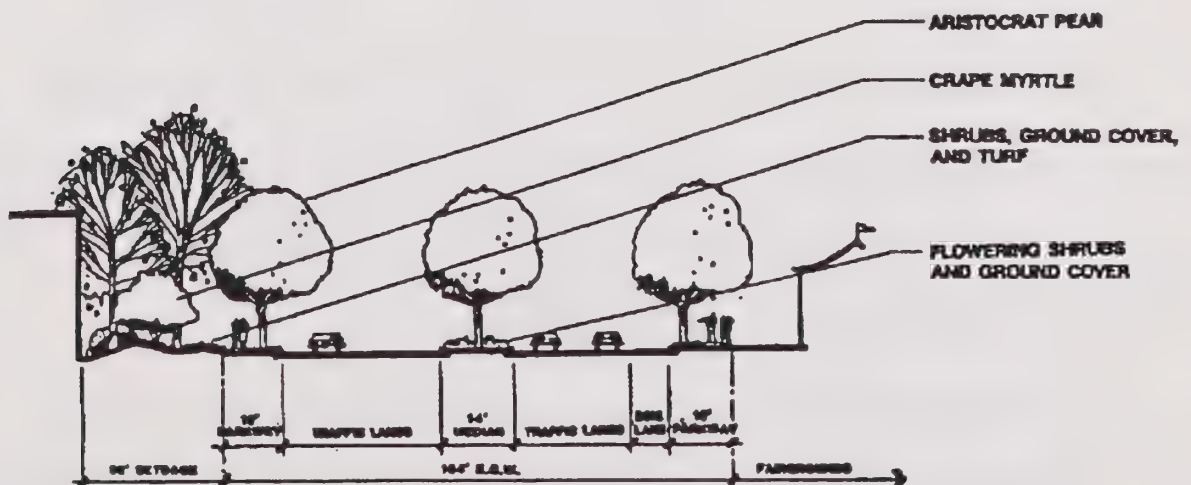
- | | | |
|----|---------------------------|---|
| a. | Suggested trees | Lagerstroemia indica - Crepe myrtle; Populus nigra "Italica" - Lombardy poplar; Pinus pinea - Italian stone pine; Pyrus calleryana - Aristocrat pear |
| b. | Suggested shrubs (median) | Agapanthus africanus "Peter Pan" - Lily of the Nile; Cistus species - Rockrose; Dietes vegata - Fortnight lily; Limonium perezii - Sea lavender; Nandina domestica - Heavenly bamboo; Nerium oleander "Petite Pink" - Petite oleander; Pittosporum tobira "Variegata" - Variegated tobira |
| c. | Suggested ground cover | Gazania species - Gazania |
| d. | Suggested lawn | 100% Dwarf fescue |

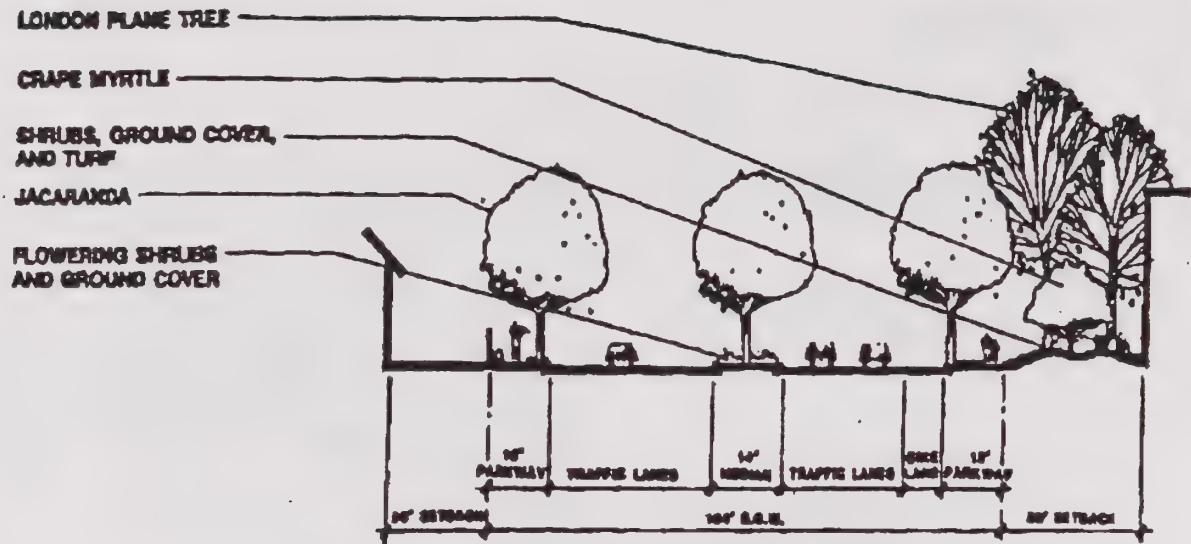
Setback Area

- | | | |
|----|-----------------|--|
| a. | Suggested trees | Liriodendron tulipifera - Tulip tree; Lagerstroemia indica - Crepe myrtle; Pinus halepensis - Aleppo pine; Pyrus calleryana "Aristocrat" - Aristocrat pear |
| b. | Suggested lawn | 100% Dwarf fescue |

2. Fairplex Drive and Wheeler Avenue

Description: These streets establish the entry and outer edges of the Business Park. The landscape treatment designated for this area is intended to reinforce these edges so that the Business Park becomes an "identifiable place" (see Exhibits 17 and 18). In keeping with the urban quality of this business use, these two streets shall be planted with formal rows of dense evergreen canopy trees. Trees shall be planted a maximum of thirty (30) feet apart and will be equally spaced.





WHEELER AVENUE

EXHIBIT 18

Plant Material

Street Right-of-Way

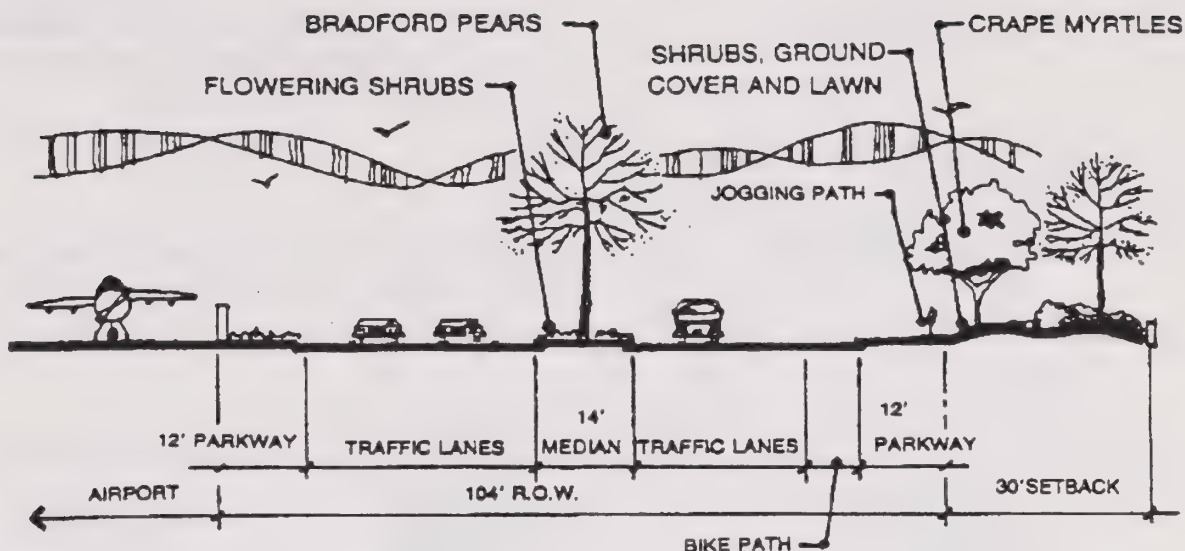
- | | | |
|----|---------------------------|--|
| a. | Suggested trees | Jacaranda mimosifolia -Jacaranda; Lagerstroemia indica -Crepe myrtle |
| b. | Suggested shrubs (median) | Agapanthus africanus -''Peter Pan'' - Lily of the Nile; Cistus species - Rockrose; Dietes vegata -Fortnight lily; Nandina domestica Heavenly bamboo; Pittosporum tobira ''Variegata'' -Variegated tobira; Raphiolepis indica ''Pink Cloud'' - India hawthorn |
| c. | Suggested lawn | 100% Dwarf fescue |

Setback Areas

- | | | |
|----|------------------------|---|
| a. | Suggested trees | Jacaranda mimosifolia -Jacaranda; Lagerstroemia indica -Crepe myrtle |
| b. | Suggested shrubs | Ligustrum japonicum -Japanese privet; Photinia fraseri -Photinia; Xylosma congestum - Shiny xylosma |
| c. | Suggested ground cover | Lantana montevidensis-Lantana; Locera Japonica ''Halliana''-Hall's Honeysuckle |
| d. | Suggested lawn | 100% Dwarf fescue |

3. Puddingstone Drive

Description: This streetscape reinforces the remaining primary roadway edge of the Business Park. Plantings of trees are designated to be consistent with the formal images along other business park streets (see Exhibit 19).



PUDDINGSTONE DRIVE

EXHIBIT 19

Deciduous species are selected to encourage filtered views to the airport from the Business Park. Trees shall be planted a maximum of thirty (30) feet apart and shall be equally spaced.

Plant Material

Street Right-of-Way

- | | | |
|----|------------------------|--|
| a. | Suggested trees | Lagerstroemia indica -Crepe myrtle; Prunus cerasifera "Atropupurea"- Purple leaf plum; Pyrus calleryana "Aristocrat" - Aristocrat pear |
| b. | Suggested shrubs | Hemerocallis species -Day lily; Ligustrum japonicum - Japanese privet; Raphiolepis indica - India hawthorn |
| c. | Suggested ground cover | Gazania species - Gazania |
| d. | Suggested lawn | 100% Dwarf fescue |

Setback Area

- | | | |
|----|------------------|---|
| a. | Suggested trees | Lagerstroemia indica -Crepe myrtle; Pyrus calleryana "Aristocrat" - Aristocrat pear |
| b. | Suggested shrubs | Abelia grandiflora -Abelia; Dietes vegata -Fortnight lily; Pittosporum tobira "Varigata" - Variegated tobira; Xylosma congestum - Shiny xylosma |

4. Industrial Streets (see Exhibit 20)

Plant Material

Street Right-of-Way

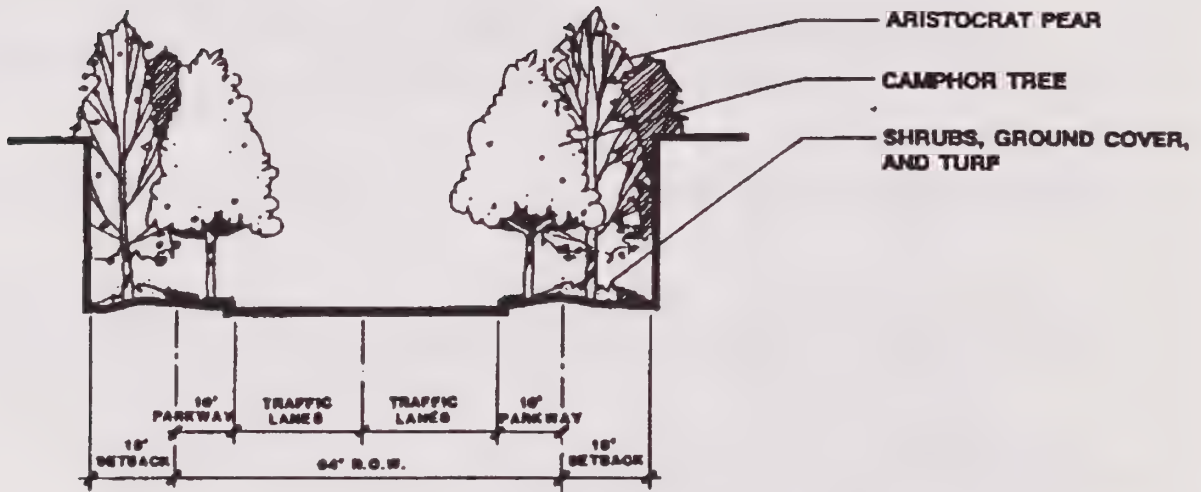
a. Suggested trees

Cinnamorn camphora-Camphor tree; Magnolia gran diflora - Southern magnolia; Prunus cerasifera "Atropupurea"- Purple leaf plum

Setback Area

a. Suggested trees

Lagerstroemia indica -Crepe myrtle; Pinus canariensis - Canary island pine; Pyrus calleryana "Aristocrat" - Aristocrat pear

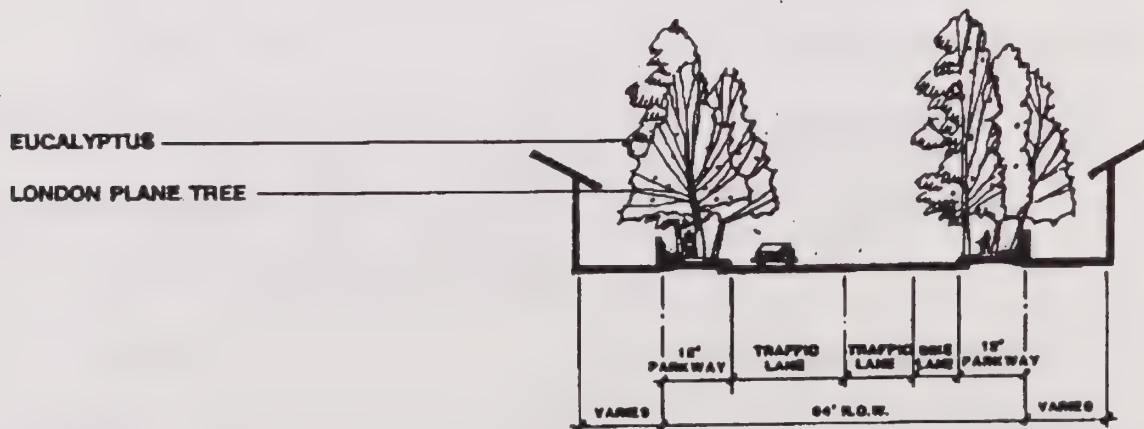


INDUSTRIAL TYPICAL

EXHIBIT 20

5. Residential Streets

Description: Residential streets should reflect a casual environment, different from the formal, ordered atmosphere of the adjacent Business Park. To accomplish this, informal masses of deciduous and evergreen trees shall be employed (see Exhibit 21).



RESIDENTIAL TYPICAL

EXHIBIT 21

Plant Material

Street Right-of-Way and Setback Areas

- a. Suggested trees Eucalyptus citriodora-Lemon scented gum; Eucalyptus maculata Spotted gum; Lagerstroemia indica - Crepe myrtle; Plantanus x. acerifolius - London plane tree

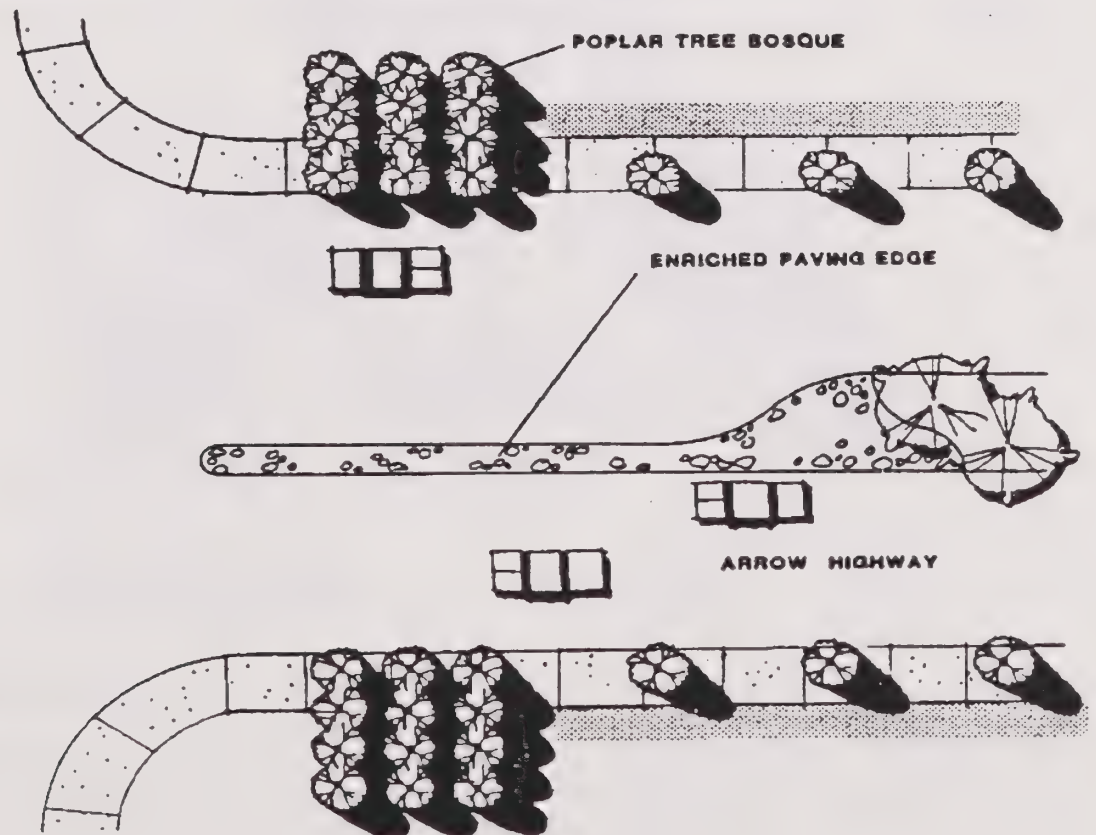
Suggested Plant Materials: (In addition to streetscape treatments).

- Jacaranda mimosifolia - Jacaranda - Primary Entry
- Pyrus calleryana "Aristocrat" - Aristocrat pear - Secondary Entry

c. Entry Areas

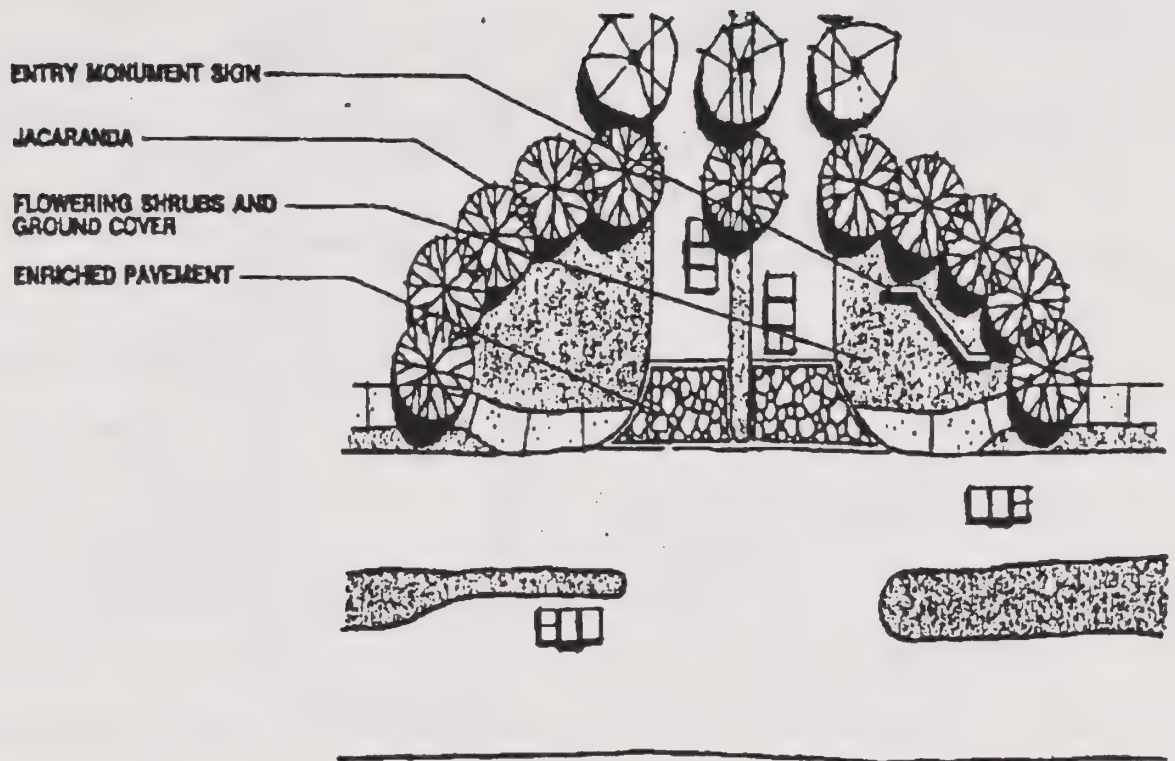
1. Gateways to the City

Description: The primary purposes of these areas are to identify gateways to the City and to announce points of entry. Because of its high traffic volumes and through-trips, City gateways shall be limited to Arrow Highway, east and west (see Exhibit 22). The following components shall be part of these entries:



CITY ENTRY

EXHIBIT 22



PROJECT ENTRY - SECONDARY

EXHIBIT 24

- Entry monumentation
- Special paving
- Landscape treatment: accent trees
- Pedestrian crossings
- Signalization, if appropriate
- Landscape elements

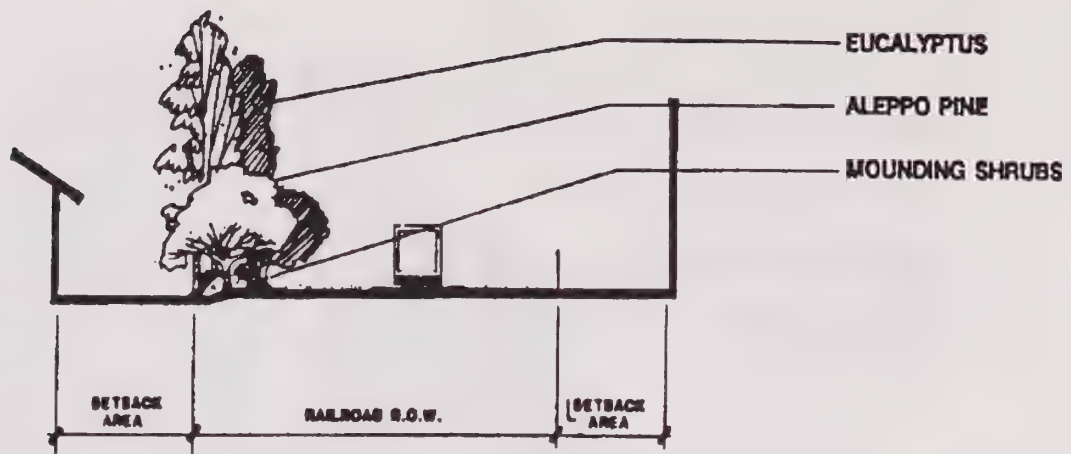
Suggested Plant Materials: (In addition to streetscape treatments).

- Jacaranda acutiolia - Jacaranda (multi-trunk)
- Primary Entry

d. Special Treatment Areas

1. Business Park Adjacent to Residential

Description: The adjacency of residential areas (Walnut Specific lan Areas and future residential uses within Planning Area 5) and future Business Park uses has raised issues of land use compatibility. While structural setbacks (Puddingstone Channel) and rail and street rights-of-way provide separation, visual impacts must also be considered. Plantings are intended to provide a visual opaque screen between these two areas so that only filtered views will be possible (see Exhibit 25 and 26).

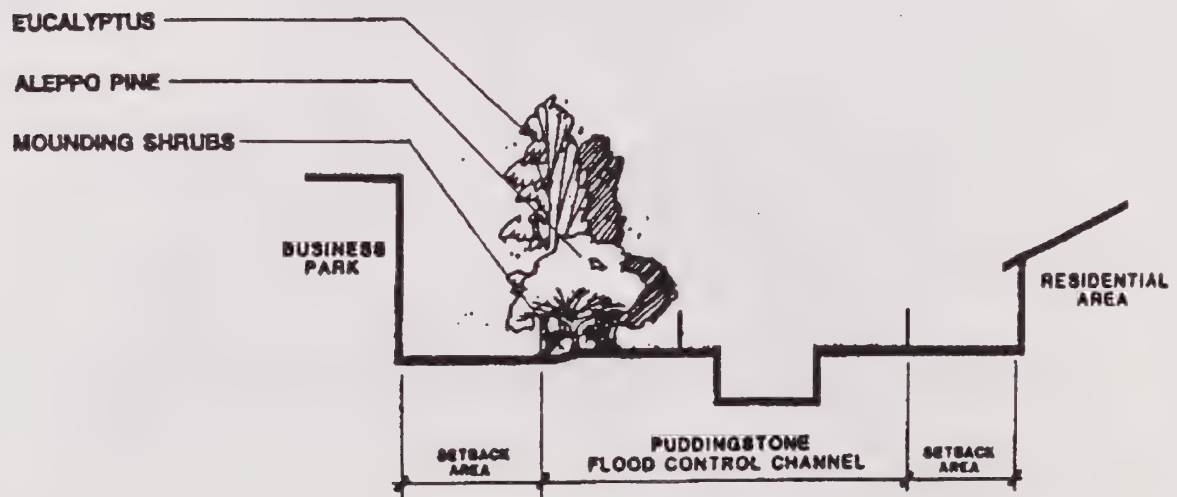


WALNUT SPECIFIC PLAN AREA

EXHIBIT 25

Plant Materials

- a. Suggested trees *Pinus halepensis* -Aleppo pine; *Eucalyptus maculata* - Spotted gum

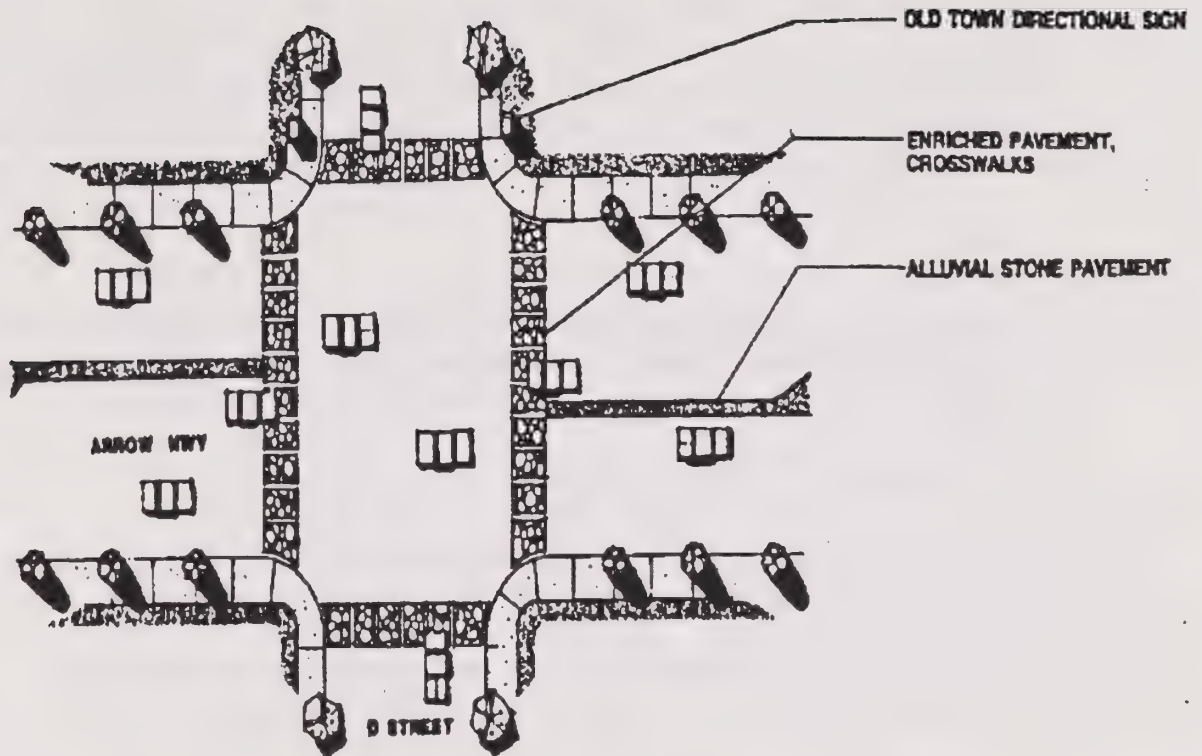


PUDDINGSTONE SPECIFIC PLAN AREA

EXHIBIT 26

2. D Street and Arrow Highway Intersection

Description: This intersection provides access between the Industrial Specific Plan and Old Town area and dictates an important visual and functional connection between the two areas (see Exhibit 27).



D STREET - ARROW HIGHWAY INTERSECTION

EXHIBIT 27

D Street both announces arrival to the Old Town area and it provides necessary pedestrian linkage between the two areas. The following components shall be included in this intersection.

- landscape treatment
- hardship elements
- median treatment

Plant Materials

a. Suggested shrubs

Abelia grandiflora - Abelia; Agapanthus; africanus "Peter Pan" - Lily of the Nile; Cistus species - Rock rose; Dietes; vegata - Fortnight lily; Hemerocallis species - Day lily; Lagerstroemia indica - Crepe myrtle; Ligustrum japonicum - Japanese privet; Nandina domestica - Heavenly bamboo; Nerium oleander "Petite Pink" - Petite oleander; Photinia fraseri - Photinia; Pittosporum tobira "Variegata" - Variegated tobira; Raphiolepis indica - India hawthorn; Trachelospermum jasminoides - Star jasmine; Xylosma congestum - Shiny xylosma

b. Suggested ground cover

Gazania species - Gazania; Hedera helix "Needle Point" - Needle point ivy; Vinca minor - Dwarf periwinkle

e. Additional Plant Materials

In addition to the tree selections already specified, the following shrubs, ground covers and lawns shall be incorporated into each site where appropriate and as provided for in Section III-B, Development Regulations, herein. Alternative choices are subject to Precise Plan approval.

1. Shrubs

Shrubs shall be used for screening of parking areas and for special effects at entries and around buildings. Shrubs of like species should be used in large masses to avoid a spotty, disconnected ground plane.

2. Ground covers

Ground covers are intended for use in planting beds and median strips, and are to be easy to maintain, and are to be used to complement lawn areas.

- | | | |
|----|------------------------|--------------------------------|
| a. | Suggested ground cover | Vinca minor - Dwarf periwinkle |
| b. | Suggested lawn | 100% Dwarf fescue |

3. Architectural Character

Design within the Industrial Specific Plan is intended to achieve an overall unified appearance comprised of a number of diverse elements:

- Design-controlled Business Park,
- Industrial areas,
- Commercial areas, and
- Residential neighborhoods.

The design concept for the Industrial Specific Plan encourages the interplay of multiple uses in close proximity.

It assures, also, that varying land uses are compatible with adjacent areas and that the best elements or characteristics of each are incorporated into design. Such considerations are reflected in the location of each land use, and in the guidelines and regulations pertaining to each and contained herein.

The following general criteria shall guide architectural design within the Industrial Specific Plan. Designs for individual projects, including exterior materials, shall be subject to the review procedures established in Section IV, herein.

a. Industrial and Commercial Architecture

- Buildings shall be of contemporary design employing simple building massing and

form. This architectural theme may be considered “organic” in nature, to the extent that buildings should appear firmly affixed to the terrain as a monolithic outgrowth from the ground.

- Metal buildings shall not be permitted within the Business Park or Commercial-Manufacturing classifications.
- Metal buildings may be permitted, within the Industrial classification, however all metal facing the front or street side property line must be finished with non-metal architectural finish such as stucco or block. All building sides shall be painted or contain architectural treatment.
- Exterior building materials should consist primarily of concrete or stucco in natural grays and neutral colors with matching spandrels. “Solarban” reflective glazing may be used for window treatment and should be coordinated with building color. Prefinished metal-insulated exterior wall panel construction may be used in a neutral color as an alternative to concrete or stucco. Additional materials and colors may be used, provided they are coordinated in all exterior elevations and achieve a continuity of design with surrounding uses. Materials and color selections shall be subject to Precise Plan of Design Review procedures.
- All exterior metal trim (including mullions) should be dark in color, toned to coordinate with surrounding materials. Any exterior wood trim should receive stain to permit effect of natural wood graining. Roof surfacing materials (aggregate and smooth surfacing) should be light gray in color.
- Warehousing, office, and manufacturing spaces should be incorporated within a single building mass on each lot.
- All roof-mounted equipment shall be shielded from public view by screening materials of the same nature as basic building materials.
- Interior finishes adjacent to window areas, such as venetian blinds, curtains and railing shall be neutral or dark in color.
- The rear or sides of any building visible from a public roadway or offsite shall be architecturally detailed similar to the front of the structure.

b. Residential Architecture

- Dwelling units are to be clustered into neighborhood units, defined by natural physical features within the Industrial Specific Plan.
- Architectural themes requiring the use of natural building materials and tones are to be utilized in residential neighborhoods.
- The basic building form should reflect simple yet strong one and two story volumes.

- Mass should predominate over opening.
- Mechanical equipment located on structures should not be visible from public view and shall be screened from view with materials consistent with exterior elevations.
- Solar panels if used should be set flush with roof surface, and consist of a matte-finish material.
- Courtyards and patios are to be encouraged.
- The following materials either singly or in combination should be used on structures:
 - stucco
 - mortar wash or adobe or brick
 - stucco over concrete masonry units (CMU) or adobe brick
 - woodsiding, examples of which include shiplap, board and batten, tongue and groove, wood shake shingles and butt-jointed wood siding
 - natural stone, bouquet canyon, grey river rock, flag or fieldstone

Other consistent materials, as approved by the City Fire Marshal, may also be used.

- Exposed portions of fireplaces and chimneys shall be clad either in wood siding materials used for the exterior walls or in stone or brick.
- Roof materials shall be Class A or Class B non-wood or composition shingle, or clay tile.

Color selections are to be made from the range of earth tones. Vertical or near vertical roofs are not allowed (e.g., mansard or extended parapets), nor are flat roofs.

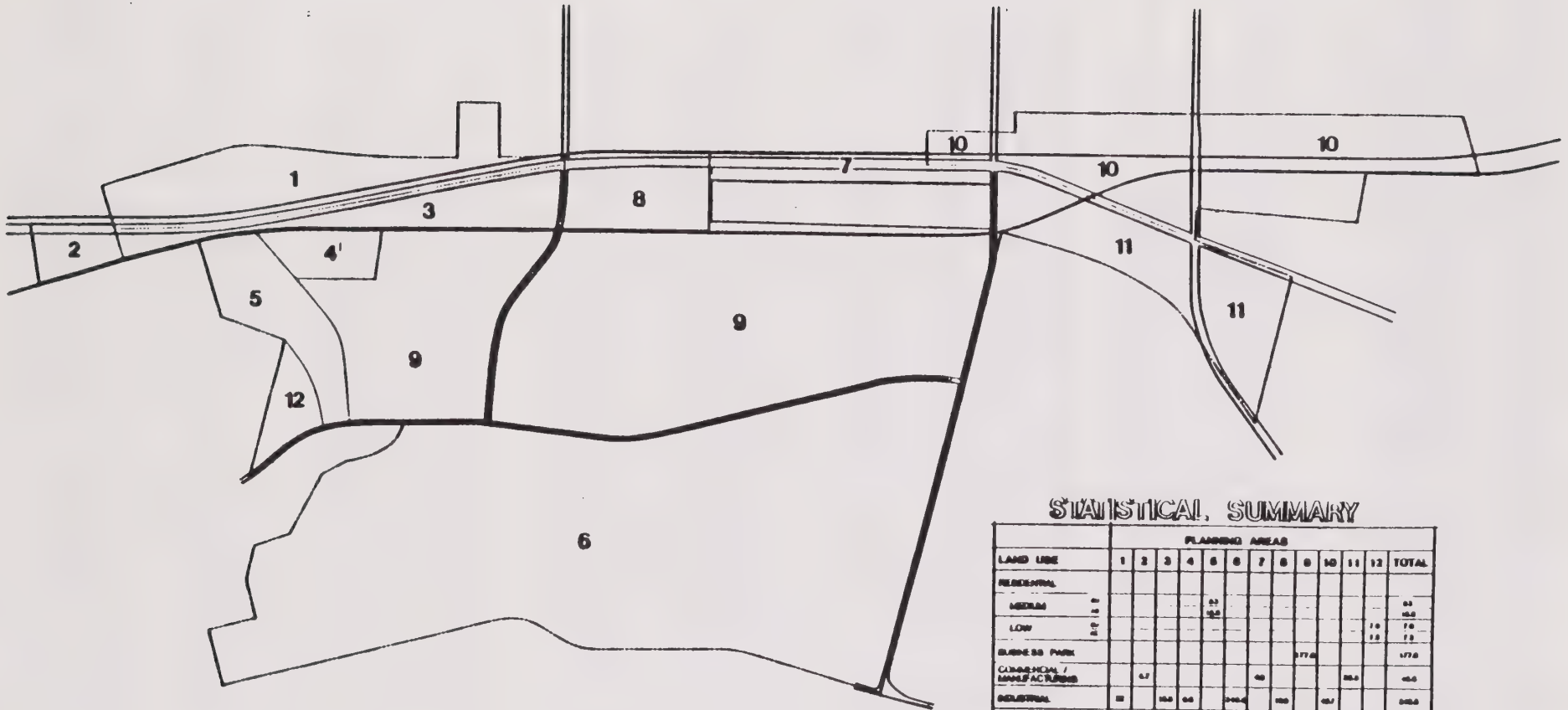
B. DEVELOPMENT REGULATIONS

1. Purpose and Objectives

The purpose of these regulations is to provide for the development of the City of La Verne Industrial Specific Plan in a coordinated manner, in order to take advantage of the superior environment which results from community-scale urban planning (see Exhibit 28, Development Map).

These regulations are developed to ensure compliance with the spirit and intent of the Specific Plan regulations, Sections 9230 and 9734 of the City of La Verne Municipal Code. An objective of these regulations is to be responsive to changing community needs and desires, and to function without the need for unnecessary, time-consuming and costly amendments.

These regulations combine provisions for the opportunity to propose innovative design concepts in site planning, consistent with orderly development and protection of sensitive resources. These regulations also contain provisions for a logical and timely sequence of review. They are further



STATISTICAL SUMMARY

LAND USE	PLANNING AREAS												TOTAL
	1	2	3	4	5	6	7	8	9	10	11	12	
RESIDENTIAL													
MEDIUM					0.9								0.9
LOW					0.0								0.0
BLIND-30 PARK									17.0				17.0
COMMERCIAL / MANUFACTURING		0.7					40				20.0		60.7
INDUSTRIAL	20		10.0	0.0		240.0		100		40.7			390.7
ARTISAN, HIGHWAY, AND WATER UTILITIES	12.0	0.0	0.0	0.0	11.0	0.0	0.0	0.0	10.0	0.0	0.0	0	33.0
TOTAL ACRES	32.0	0.7	20.1	0.0	0.9	251.0	0.0	17.7	277.0	60.7	0.0	0.0	690.3

DEVELOPMENT MAP
DESIGNATED SPECIFIC PLAN AREA
 CITY OF LA VERNE

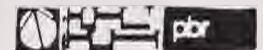


EXHIBIT 28

intended to implement the goals, policies and guidelines of the City of La Verne General Plan.

All development proposals within the Industrial Specific Plan shall be determined by the City to be consistent with these regulations and all other relevant provisions of this Specific Plan as part of the review procedures established as part of Section IV, Implementation Measures, herein.

2. General Regulations

- a. Terms used in these regulations shall have the same definitions as given in the La Verne Municipal Code unless otherwise defined herein.
- b. Any details or issues not specifically covered in these regulations shall be subject to the regulations of the La Verne Municipal Code.
- c. These regulations are adopted pursuant to the regulations contained in Sections 9230 and 9734 of the La Verne Municipal Code. It is specifically intended by such adoption that the development standards herein shall regulate all development within the Industrial Specific Plan. Where sufficient direction for interpretation of these regulations is not explicit, the La Verne Municipal Code shall apply to all land use categories within the Industrial Specific Plan.
- d. Construction shall comply with applicable provisions of the City of La Verne Building Code as amended and the various other mechanical, electrical and plumbing codes related thereto.
- e. Grading plans submitted for all projects in the Industrial Specific Plan shall be based on the City Grading Code and shall be accompanied by geological and soils engineer's reports which shall incorporate all pertinent recommendations. The soils engineer and engineering geologist must certify the suitability of a graded site prior to issuance of a building permit.
- f. Water within the Industrial Specific Plan will be supplied by the City of La Verne and Southern California Water Company, and under the responsibility of the City Department of Public Works.
- g. Sewage disposal facilities to handle wastewater generated within the Industrial Specific Plan will be furnished by the Los Angeles County Sanitation District.
- h. **Planning Area:** A homogeneous area considered as an increment of the Industrial Specific Plan and which is specifically identified on the Specific Plan Development Map.
- i. **Planning Area Boundaries:**
 - 1. Except as otherwise indicated, dimensions are measured from centerlines of streets.
 - 2. Adjustments in the Planning Area boundaries, not to exceed a cumulative total of 5% of the original size, resulting from final road alignments geotechnical or engineering refinements to final maps or plans shall not require an amendment of the Specific Plan where such adjustments are consistent with the intent of the City's General Plan and this Specific Plan.

3. Boundaries not dimensioned on the Development Plan shall be established by final maps or plans.
- j. All landscape and/or grading plans shall include provisions for temporary erosion control on all graded sites which are scheduled to remain unimproved during the winter months.
- k. Area per unit:
 1. Actual: The area of a building site, in square feet, divided by the number of dwelling units on the building site.
 2. Required: The minimum square feet of land area required by a residential planning area for each dwelling unit within a building site.
- l. The maximum number of dwelling units for Planning Areas 5 and 12 is established on the Development Map statistical summary, and the permitted density is specified in Section 3, herein. Development to a lower number of dwelling units, or to a lower density than that specified for the Planning Areas may occur without requiring an amendment to this Specific Plan. Further, site development standards for projects with densities lower than specified herein shall be specified in the appropriate and corresponding residential density land use category, as specified in the La Verne Municipal Code.
- m. Usable open space: Usable open space intended for common use by occupants of a development, either privately owned and maintained or dedicated to a public agency, normally including tot lots, swimming pools, basketball courts, tennis courts, picnic facilities, open landscaped areas and greenbelts with pedestrian walkways and equestrian and bicycle trails. Usable open space areas do not contain the following: buildings, structures, or impervious surfaces (eg., public/private streets, common driveways, and off-street parking facilities) devoted to nonrecreational uses; surface utility facilities, slopes in excess of twenty (20) percent; building setback areas; median strips for roads or parking lots; road embankments; any property not reserved for the sole use and enjoyment of the occupants of the entire development and their guests.
- n. Planned Residential Unit Development (PRUD): Refers to a residential subdivision consisting of a combination of residential lots and privately owned common recreation and open space areas arranged in accordance with a unified comprehensive site plan with adequate provisions for permanent maintenance of the common ownership facilities.
- o. If any portion of these regulations is, for any reason, declared by a court of competent jurisdiction to be invalid or ineffective in whole or in part, such decision shall not affect the validity of the remaining portions thereof. The City Council hereby declares that they would have enacted these regulations and each portion thereof irrespective of the fact that any one or more portions be declared invalid or ineffective.
- p. Environmental pollution control: Any permitted business or industrial use shall be performed or carried out entirely within a building that is designed and constructed so that the enclosed operations and uses do not cause or produce a nuisance to adjacent sites, such as but not limited

to the following: radio frequency interference, sound, vibration, electromechanical disturbance, electromagnetic disturbance, radiation, air pollution, dust, emission of toxic or nontoxic odors, or toxic or nontoxic matter. Further, all structures and uses shall be maintained in a clean and safe manner, and shall be subject to periodic City review.

The following performance standards shall apply, in addition to all other applicable standards:

1. All mechanical equipment, including heating and air conditioning units, and trash receptacle areas shall be completely screened from surrounding properties by use of a wall or fence or shall be enclosed within a building.
2. Electrical disturbance, heat and cold, glare. No use except a temporary construction operation shall be permitted which creates changes in temperature or direct glare, detectable by the human senses without the aid of instruments, beyond the boundaries of the site. No use shall be permitted which creates electrical disturbances that affect the operation of any equipment beyond the boundaries of the site.
3. Fire and explosion hazards. All storage of and activities involving inflammable and explosive materials shall be provided with adequate safety and fire-fighting devices to the specifications of the City of La Verne Fire Marshal. All incineration is prohibited.
4. Odor. No use shall be permitted which creates annoying odor in such quantities as to be readily detectable beyond the boundaries of the site.
5. Radioactivity. The use of radioactive materials shall be limited to measuring, gauging and calibration devices.
6. Vibration. No use except a temporary construction operation shall be permitted which generates inherent and recurrent ground vibration perceptible, without instruments, at the boundary of the lot on which the use is located.
7. Outdoor storage areas shall be entirely fenced with a material not less than six feet in height. Those areas visible from a public street shall be adequately screened by masonry walls or a substitute acceptable to the Community Development Director.
8. Conformance testing. Whenever there is a question of conformance with the performance standards of this section, the Community Development Director shall require the property owner or operator to engage the services of a certified testing firm. Copies of all such tests shall be furnished to the Community Development Director.

3. Residential Uses and Standards

a. Medium Density Residential

1. Purpose and Intent

This density category of residential use is intended to permit development of a range of

residential units including single-family detached homes and zero-lot line homes. The Medium Density Residential category permits a density range from three (3) to five (5) dwelling units per gross acre.

2. Permitted Uses

- a. Single-family detached dwellings (one [1] dwelling unit per building site).
- b. Single-family detached dwelling units, when part of a Planned Residential Unit Development (PRUD).
- c. Other single family, condominium, townhouse or other similar projects, when part of a Planned Residential Unit Development (PRUD) as specified in Section 9732 of the La Verne Municipal Code, and meeting the criteria specified in Section 3b, herein.
- d. Parks and open space areas, recreation centers and facilities, and riding and hiking trails.
- e. Utility buildings, structures, and facilities including, but not limited to, electrical, water, sewage, telephone and telegraph, cable television, and their storage, distribution, treatment, and production facilities.
- f. Uses and structures typically incidental or accessory to residential uses as specified in the La Verne Municipal Code.
- g. No recreational vehicle parking shall be permitted, except as otherwise provided for in the La Verne Municipal Code.

3. Site Development Standards

- a. Except as provided for in Section 3b, herein, the following standards shall apply:
 - 1) Building site area: Five-thousand (5,000) square-foot minimum.
 - 2) Building site width: Fifty (50) feet minimum.
 - 3) Building site depth: Ninety (90) feet minimum.
 - 4) Building height: Thirty (30) feet maximum.
 - 5) Building site coverage: Thirty-five percent (35%) maximum for all buildings on the site.
 - 6) Building setbacks:
 - a) From any front property line abutting a street: twenty-five (25) feet minimum.
 - b) From any side property line: five (5) feet, with a minimum separation between dwelling units of fifteen (15) feet.

- c) From any rear property line not abutting a street: twenty (20) feet.
- d) Projections into required setbacks: Eaves, cornices, chimneys, balconies and other similar architectural features may project into any required setback area in the following manner: - two (2) feet into any side yard - four (4) feet into any front yard.
- e) Patios may extend ten (10) feet into any rear yard setback area.

7) Garage Placement: Twenty-five (25) for any front-on garage.

8) Fences and walls, maximum height. Fences and walls shall comply with the provisions of Section 9980 of the La Verne Municipal Code.

9) Off-street parking. Off-street parking shall comply with the provisions of Section 7, herein.

10) No residential lots shall be permitted access onto local collector streets, as defined in the City of La Verne Circulation Plan.

b. Developments subject to the Planned Residential Unit Development (PRUD) provisions shall be implemented subject to the provisions of Chapter 18 of the La Verne Municipal Code. The above-stated development standards may be modified, provided that the following criteria are met in a manner meeting the approval of the City of La Verne.

1) Project densities shall be consistent with the permitted dwelling unit densities within the Medium Density classification, as specified on the Development Map Statistical Summary.

2) A minimum of twenty (20) percent of the project area shall be devoted to usable open space, as defined in Section B.2, General Regulations, herein.

3) Building setbacks shall be a minimum of ten (10) feet from any street (public or private).

4) There shall be a minimum Area Per Unit (see Section B.2, General Regulations, herein) of five-thousand (5,000) square feet within a project area.

5) Maintenance and operational responsibilities of the PRUD shall be specified in a manner meeting the approval of the City of La Verne.

b. Low Density Residential

1. Purpose and Intent

This density category of residential use is intended to permit development of large-lot residences in sloping terrain. The Low Density Residential category permits a maximum density of one (1) dwelling unit per gross acre.

2. Permitted Uses

- a. Single-family detached dwelling (one [1]) dwelling unit per building site).
- b. Single-family detached dwelling units, when part of a Planned Residential Unit Development (PRUD).
- c. Parks and open space areas, recreation centers and facilities, and riding and hiking trails.
- d. Utility buildings, structures, and facilities including, but not limited to, electrical, water, sewage, telephone and telegraph, cable television, and their storage, distribution, treatment, and production facilities.
- e. Uses and structures typically incidental or accessory to residential uses as specified in Section 9732.0000 of the La Verne Municipal Code.
- f. No recreational vehicle parking shall be permitted, except as otherwise provided for in the La Verne Municipal Code.

3. Site Development Standards

- a. Those standards specified in Section 9732.0003 shall apply.
- b. No residential development shall be permitted in areas having natural slope gradients in excess of twenty percent (20%).

4. Business Park Uses and Standards

a. Purpose and Intent

The purpose of these provisions is to regulate the design and development of the Industrial Specific Plan Business Park. This land use category is intended to provide a balanced economic and employment base for the community. It is the intent of this section to permit the location of businesses and industries engaged primarily in light manufacturing, business, general manufacturing, service industries; and contractor and construction industries.

These Business Park regulations are designed to ensure compatibility with adjacent land uses and the overall character of the community. The regulations provide for high standards of development quality, and for consistent application of Specific Plan provisions.

A Business Park development in the Industrial Specific Plan is subject to the review procedure established in Section IV, herein.

b. Permitted Uses

- 1. Manufacturing plants and facilities.

2. Assembly plants and facilities.
3. Research laboratories and facilities.
4. Product development facilities.
5. Testing laboratories and facilities.
6. Service industries including, but not limited to the following:
 - a. Repair, maintenance or servicing of appliance, component parts, etc.
 - b. Tooling and small machine shops.
 - c. Testing shops.
 - d. Photofinishing and photographic processing facilities.
 - e. Blueprinting, reproduction and copying services, photo-engraving, printing, publishing and bookbinding.
 - f. Dry cleaning and laundry plants.
 - g. Any other similar use which is found compatible with the purpose and objectives of this section and which is indicated on an approved Precise Plan, according to the provision of Section IV, herein.
7. Industries engaged in distribution and warehousing.
8. Wholesale businesses.
9. Construction industries such as general contractors and specialty contractors, etc., together with their accessory and incidental office uses provided such businesses are conducted totally within the confines of a building.
10. Administrative, professional and business offices.
11. Service commercial, uses including, but not limited to the following:
 - a. Banks and other financial institutions.
 - b. Barber shops.
 - c. Beauty salons.
 - d. Restaurants, without cocktail lounges.
 - e. Health and athletic facilities.
 - f. Travel agencies.
 - g. Any other similar use which is found compatible with the purpose and objectives of this Specific Plan and which is indicated on an approved Precise Plan of Design.
 - h. Any other similar use which is found compatible with the purpose and objectives of this Specific Plan which is indicated on an approved Precise Plan.
12. Public utilities buildings, structures, and facilities.

13. Accessory uses which are clearly incidental or necessary to the proper functioning of the above permitted uses, including, but not limited to outdoor storage when screened.
14. Any other industrial or commercial use which is found to be consistent with the purpose and objective of this Specific Plan, and which is indicated on an approved Precise Plan of Design, and is subject to approval of the Planning Commission.

c. Uses Permitted Subject to an Approved Conditional Use Permit

1. Retail and service commercial uses, including, but not limited to the following:
 - a. Rental and sales agencies for automobiles, recreational vehicles, trucks, trailers, boats and motorcycles and service in connection therewith.
 - b. Rental and sale agencies for garden and home equipment.
 - c. Rental and sale agencies for agricultural, industrial and construction equipment.
 - d. Wholesale and/or retail lumber yards, plumbing supplies and general home improvement centers.
 - e. Wholesale and/or retail nurseries and garden shops.
 - f. Warehouse and sales outlets for furniture, carpets, appliance, etc.
2. Commercial recreation and visitor-serving uses, including but not limited to hotels, motels, and amusement facilities.
3. Equipment yards.
4. Restaurant with cocktail lounges.
5. Training centers.
6. Any improvements to or demolition of the Carrion Adobe.
7. Athletic and health club facilities.
8. Adult-oriented businesses.

Adult-oriented businesses are classified as follows:

- a. Adult Arcades;
- b. Adult Bookstore/Sexual Novelty Store;
- c. Adult Cabaret;

- d. Adult Motion Picture Theater;
- e. Adult Theater;
- f. Massage Parlor;

d. Site Development Standards

1. Land Use Mix

The following uses shall be limited to the percentage of area within the Business Park classification indicated:

<u>Land Use</u>	<u>Minimum Percentage of Developable Area</u>	<u>Maximum Percentage of Developable Area</u>
Office	10%	20%
Business Park (light indust)	30%	80%
Service and Retail Commercial		10%
Commercial Recreation Visitor Serving		15%

- 2. Building site area: Twenty-thousand (20,000) square feet minimum, except 30% of the Business Park Land Use Designation maybe developed as Business Park condominiums under regulations in Section 7 Business Park Condominiums.
- 3. Building site width: One-hundred (100) feet minimum, measured along street frontages.
- 4. Building site depth: Two-hundred (200) feet minimum.
- 5. Building height limit:
 - a. Adjacent to arterial highway: Thirty (30) feet maximum.
 - b. All other heights: Forty (40) feet maximum.
- 6. Building setbacks: All setbacks shall be measured from the ultimate right-of-way line and interior property lines.
 - a. Structures under (20) feet in height shall have twenty (20) feet of fully landscaped front yard setback.
 - b. Structures over twenty (20) feet in height shall be set back one foot in distance

for each one foot in height, with a minimum of twenty (20) feet of fully landscaped front yard area.

- c. No rear or side yard setbacks are required for structures adjacent to business park, commercial manufacturing or industrial zones.
- d. Rear yards adjacent to local streets shall contain twenty (20) feet of fully landscaped area.
- e. No rear yards shall be permitted to face “E” Street, Wheeler Avenue and Puddingstone Drive.
- f. Rear and side yard setbacks adjacent to residential zones shall be forty-five (45) feet.
- g. Structures on corners shall have twenty (20) feet of fully landscaped setback area.
- h. Development on properties adjoining the Carrion Adobe parcel shall meet the following standards in addition to those standards already specified herein:
 - 1) A ten-foot (10') fully landscaped area shall be maintained along those Business Park property lines which adjoin the Carrion Adobe.
 - 2) Decorative slumpstone walls, sited so that the above mentioned landscaped setback areas are visible from the Carrion Adobe parcel, shall be provided.
 - 3) Trees, having a minimum size of fifteen (15) gallons, shall be planted fifteen (15) feet on center.

- 7. Site coverage: Buildings shall not exceed fifty (50) percent of the building site.
- 8. Off-street parking: Off-street parking shall be provided in accordance with Section 7, herein.
- 9. Driveway locations shall be a minimum of 30 feet from corners. Driveway locations on interior lots shall be subject to approval by the Development Review Committee.
- 10. Signs: Signs shall be permitted in accordance with Section 8, herein.
- 11. Lighting: All parking lots shall be lighted, and such lighting shall meet the approval of the City of La Verne. All lighting, interior and exterior, shall be designed and located to minimize power consumption and to confine direct illumination to the premises.
- 12. Loading: All loading shall be performed on the site. Loading platforms and areas shall be screened from view from adjacent streets, highways, and residential.

13. Trash and storage areas: All storage, including cartons, containers, materials, products or trash, shall be shielded from view within a building or area enclosed by a solid masonry wall not less than six (6) feet in height. No such area shall be located within fifty (50) feet of any residential area unless it is fully enclosed.

14. Enclosed Uses: All permitted uses, together with their resulting products shall be contained entirely within a completely enclosed structure except for off-street parking, loading and storage.

15. Screening:

- a. Abutting residential areas. An opaque screen shall be installed along all site boundaries where the premises abuts residential areas. Except as otherwise provided, the screening shall have a total height of not less than six (6) feet nor more than seven (7) feet.

Where there is a difference in elevation on opposite sides of the screen, the height shall be measured from the highest elevation.

- b. Parking area abutting highways. An opaque screen shall be installed along all parking areas abutting a highway. Except as otherwise provided, the screening shall have a total height of not less than thirty-six (36) inches and not more than forty-two (42) inches.

Where there is a difference in elevation on opposite sides of the screen, the total height shall be measured from the highest elevation.

- c. Streets and intersections. Screening along all streets and boundaries shall have a height of not less than thirty-six (36) inches nor more than forty-two (42) inches within twenty (20) feet of the point of intersections of:

- 1) A vehicular accessway or driveway and a street.
- 2) A vehicular accessway or driveway and a sidewalk.
- 3) Two or more vehicular accessways, driveways or streets.

- d. Notwithstanding the requirements listed above, where the finished elevation of the property at the boundary line, or within five (5) feet inside the boundary, is lower than an abutting property elevation, such change in elevation may be used in lieu of, or in combination with, additional screening to satisfy the screening requirements of this section.

- e. Outdoor storage. All outdoor storage of materials and products shall be screened from view from adjacent streets and highways and any residential areas.

- f. A screen as referred to in a., b., and c., above shall consist of one or any combination of the following types:
 - 1) Walls including retaining walls: A wall shall consist of concrete, stone, brick, tile or similar type of solid masonry material in a minimum of six (6) inches thick.
 - 2) Berms: A berm shall be constructed of earthen material and it shall be landscaped.
 - 3) Fences, solid: A solid masonry wall or fence shall be constructed to form an opaque screen.
 - 4) Landscaping: Vegetation, consisting of evergreen or deciduous trees or shrubs.
- g. Mechanical equipment. Mechanical equipment placed on any roof such as, but not limited to, air conditioning, heating, ventilating ducts and exhaust shall be screened in a material consistent with the exterior building material and shall also be screened from view from any abutting street or highway and any abutting residential area.

16. Landscaping: Landscaping, consisting of evergreen or deciduous trees, shrubs, ground cover, or hardscape, shall be installed and maintained subject to the following standards, and in a manner consistent with the provisions of Section III-A, herein.

- a. Perimeter landscaping abutting public streets is required to a minimum depth of twenty (20) feet. This dimension may be reduced to ten (10) feet through the use of landscaped berms and subject to the approval of the Development Review Committee.
- b. Boundary landscaping abutting residential parcels shall be so landscaped as to create a visual buffer between said areas. Landscape plans submitted with Precise Plans or Design shall indicate the species, plant size, location, and number of trees to be planted which will meet this requirement.
- c. Side and rear setback areas. All unpaved, non-work areas not utilized for parking or storage shall be landscaped.
- d. An additional amount of landscaping not including setback and perimeters shall be provided at a ratio of twenty-five (25) square feet per parking stall. Such landscaping shall be located in the area devoted to parking.
- e. Separation. Any landscaped area shall be separated from an adjacent vehicular area by a wall or curb at least six (6) inches higher than the adjacent vehicular area or in some manner be protected from vehicular damage.

- f. Watering. Permanent automatic watering facilities shall be provided for all landscaped areas.
- g. Maintenance. All landscaping shall be maintained in a neat, clean and healthy condition. This shall include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, replacement of plants when necessary, and the regular watering of all plantings.

17. Adult-oriented business standards.

a. Procedure

Any adult-oriented business shall be subject to a Conditional Use Permit in accordance with the findings and procedures set forth in Section 18.108.030 and Sections 18.108.060 through 18.108.110 of the La Verne Municipal Code except that notice shall be provided by mail to all owners of property within 1,000 feet of the subject parcel. In addition to the findings required by Section 18.108.030, the Planning Commission shall make written findings sufficient to establish that:

- 1) Adult-oriented businesses are not located less than 1,000 feet from one another.
- 2) Adult-oriented businesses are not located less than 500 feet from sensitive uses such as schools, parks, churches, civic and residential uses and districts.
- 3) No more than one adult-oriented business use or activity will take place within the same premises or building.

For purposes of this section, measurements shall be made in a straight line, without regard to intervening structures or objects, from the property line of the adult-oriented business to the nearest property line of another adult-oriented business, or residential, religious, educational, civic or recreational use.

b. Mandatory Requirement

All adult-oriented businesses permitted under Section III.B.4.C. shall conform to the following minimum standards:

- 1) Conditional use permits for adult-oriented businesses shall not exceed three (3) years in duration. The Planning Commission may impose an annual inspection and report for each use.
- 2) A conditional use permit may not be transferred to a subsequent adult-oriented business owner.

- 3) An applicant or permittee shall allow representatives of the La Verne Police Department, Health Department, Fire Department, Community Development Department, and other City, County or State departments or agencies to inspect the premises of an adult-oriented business for the purpose of insuring compliance with the law, at any time it is occupied or open for business.
- 4) No adult-oriented business shall be conducted in any manner that permits the observation of any material depicting, describing or relating to specified sexual activities or specified anatomical areas by display, decorations, sign, show window or other opening from any public way or from any property not used for an adult-oriented use.
- 5) The building entrances to adult-oriented businesses shall be clearly and legibly posted with a notice indicating that minors are prohibited from entering the premises. Said notice shall be constructed and posted to the satisfaction of the Community Development Department.
- 6) No loudspeakers or sound equipment shall be used by adult-oriented businesses for the amplification of sound to a level discernible by the public beyond the walls of the business.
- 7) No residential structure or any nonconforming building shall be converted for use by any adult-oriented business.

c. Reasonable Conditions

The Planning Commission may impose reasonable conditions on the operation of any adult-oriented business as permitted under Section III.B.4.C. these conditions may include, but are not limited to the following:

- 1) Businesses in operation between the hours of twelve midnight and six a.m. shall be required to have a late night business permit pursuant to Section 18.100.020 of the La Verne Municipal Code.
- 2) Security personnel shall be provided for adult-oriented business to the satisfaction of the Chief of Police.
- 3) Violation of any requirements of this ordinance or of any conditions of any conditional use permit for an adult-oriented business shall be grounds for revocation of the permit.
- 4) Adult-oriented businesses shall only have signs which conform to the Industrial Specific Plan and Title 17 of the La Verne Municipal Code.
- 5) Any loitering, illegal activity or other nuisances taking place at any adult-oriented business site shall be reported immediately to the Police

Department.

- 6) The sale of alcoholic beverages is subject to the approval of a conditional use permit by the City of La Verne and the approval of the State Department of Alcoholic Beverages Control.
- 7) The locations of adult-oriented businesses shall be kept in a clean and orderly manner.

d. Definitions

For the purpose of this section, the following definitions shall apply:

Adult Arcade. “Adult Arcade” shall mean an establishment where, for any form of consideration, one or more motion projectors, slide projectors, or similar machines for viewing by five or fewer persons each are used to show films, motion pictures, video cassettes, slides or other photographic reproductions that are characterized by an emphasis upon the depiction or description of specified sexual activities or specified anatomical areas.

Adult Bookstore/Sexual Novelty Store. “Adult Bookstore/Novelty Store” shall mean an establishment having at least fifty percent (50%) of the volume of its stock-in-trade and fifty percent (50%) of the retail value of its stock-in-trade, and offering for sale, trade, exchange, or rent for any form of consideration, any one or more of the following:

- 1) books, magazines, periodicals, or other printed matter, or photographs, films, motion pictures, video cassettes, slides or other visual representations that are characterized by an emphasis upon the depiction or description of specified sexual activities or specified anatomical areas; or
- 2) instruments, devices, or paraphernalia that are designed for use in connection with specified sexual activities.

Adult Cabaret. “Adult Cabaret” shall mean a nightclub, bar, restaurant, or similar establishment that regularly features live performances that are characterized by the exposure of specified anatomical areas or by specified sexual activities, or films, motion pictures, video cassettes, slides, or other photographic reproductions in which a substantial portion of the total presentation time is devoted to the showing of material that is characterized by an emphasis upon the depiction or description of specified sexual activities or specific anatomical areas.

Adult Motion Picture Theater. “Adult Motion Picture Theater” shall mean an establishment where, for any form of consideration, films, motion picture, video cassettes, slides, or similar photographic reproductions are shown, and

in which a substantial portion of the total presentation time is devoted to the showing of material characterized by an emphasis on the depiction or description of specified sexual activities or specified anatomical areas.

Adult Theater. “Adult Theater” shall mean a theater, concert hall, auditorium, or similar establishment characterized by the exposure of specified anatomical areas or by specified sexual activities.

Massage Parlor. “Massage Parlor” shall mean an establishment where, for any form of consideration, massage, alcohol rub, fomentation, electric or magnetic treatment, or similar treatment, or manipulation of the human body is administered, unless such treatment or manipulation is administered by a medical practitioner, chiropractor, acupuncturist, physical therapist, or similar professional person, and licensed by the state. This definition does not include an athletic club, health club, school, gymnasium, reducing salon, spa, or similar establishment where massage or similar manipulation of the human body is offered as an incidental or accessory service.

Seller of Sex-Oriented Materials. “Seller of Sex-Oriented Materials” shall mean any retail or wholesale establishment having as a substantial or significant portion of its stock in sexual paraphernalia or in trade pictures, films, books, magazines and other printed materials which are substantially devoted to the depiction of “specified sexual activities” or “specified anatomical areas.”

For purposes of this definition, sexual paraphernalia” means reproductions of human sex organs, dildos, vibrators, sex organ stimulators, apparatuses alleged to assist in or improve human sexual performance, or other devices or products distinguished or characterized by their exclusive orientation toward “specified anatomical areas” excluding contraceptives and items with generally accepted medical, scientific or academic benefits.

Sensitive Uses. “Sensitive Uses” shall refer to residential, religious, educational, civic, and recreational land uses.

Specified Anatomical Areas. “Specified Anatomical Areas” shall mean:

- 1) Less than completely and opaquely covered human genitals, pubic region, buttocks, anus, or female breasts below a point immediately above the top of the areolae; or
- 2) Human male genitals in a discernibly turgid state, even if completely and opaquely covered.

Specified Sexual Activities. “Specified Sexual Activities” shall mean:

- 1) the fondling or other erotic touching of human genitals, pubic region, buttocks, anus, or female breasts;

- 2) sex acts, normal or perverted, actual or simulated, including intercourse, oral copulation, or sodomy;
- 3) masturbation, actual or simulated; or
- 4) excretory functions as part of or in connection with any of the activities set forth in subdivision 1 through 3 of this subsection.

5. Commercial - Manufacturing Uses and Standards

a. Purpose and Intent

The purpose of these provisions is to regulate the design and development of projects of a commercial nature in the Industrial Specific Plan. It is an objective of this section to permit a variety of compatible uses and facilities supportive of the general community. These regulations permit retail and service uses of a commercial and manufacturing (light industrial) variety. The size of each development site effectively controls the compatibility of uses.

The regulations permit the following uses in addition to conventional retail uses: business, professional and administrative offices; commercial recreation; light industrial; and community facilities and community service facilities.

All commercial-manufacturing development is subject to the review procedures established in Section IV, herein.

Uses within the commercial-manufacturing land use classification may only be permitted when they meet the site development standards of this section. Proposals and uses subsequent to originally intended uses (i.e., future tenants) may only be permitted if they meet the standards of this section imposed upon the original use, or when adequate, alternative provisions are specifically approved through Precise Plan of Design Review procedures.

b. Permitted Uses

1. Retail commercial businesses.
2. Service commercial businesses including, but not limited to the following:
 - a. Barber shops and beauty salons.
 - b. Banks and other financial institutions.
 - c. Blueprinting and photocopying.
 - d. Crafts centers.
3. Administrative, professional and business offices.
4. Cafes and restaurants.

5. Light industrial uses including, but not limited to, the following:

- a. Service industries.
- b. Distribution, warehousing, storage.
- c. Wholesale businesses.
- d. Construction industries.
- e. Storage facilities.

6. Commercial uses including, but not limited to, the following:

- a. Rental and sales agencies for vehicles, and service in connection therewith.
- b. Tire repair/capping facilities, when conducted entirely within an enclosed structure.
- c. Rental and sales agencies for garden and home equipment (including home improvement centers and lumber yards), and service in connection therewith.

7. Accessory structures or uses which are clearly incidental or necessary to the permitted main uses.

8. Any other similar use which is found compatible with the purpose and objectives of this section and is subject to the approval of the Planning Commission.

c. Uses Permitted Subject to an Approved Conditional Use Permit

- 1. Athletic and health club facilities.
- 2. Storage facilities.
- 3. On and off sale of alcoholic beverages.
- 4. Service clubs.
- 5. Convenience commercial uses, including “mini-markets”.
- 6. Used automobile and truck sales.
- 7. Auto repair facilities.
- 8. Adult-oriented businesses.

Adult-oriented businesses are classified as follows:

- a. Adult Arcades;
- b. Adult Bookstore/Sexual Novelty Store;
- c. Adult Cabaret;
- d. Adult Motion Picture Theater;
- e. Adult Theater;

f. **Massage Parlor**

d. **Site Development Standards**

1. Building site area. No minimum within Planning Area 7, ten-thousand (10,000) square feet within Planning Areas 2 and 11.
2. Building site width. No minimum within Planning Area 7, one-hundred (100) feet within Planning Areas 2 and 11.
3. Building height limit. Eighteen (18) feet within Planning Area 7, thirty (30) feet maximum, within Planning Areas 2 and 11.
4. Building setbacks.
 - a. Front yards adjacent to any street or highway. Buildings shall be located a minimum of twenty (20) feet from the right-of-way line of any street. Said area shall be a fully landscaped area (i.e., no parking shall be permitted within the required setback area).
 - b. Adjacent to residential areas. Buildings shall be set back a minimum of twenty (20) feet or the height of the building from any residential area, whichever is greater.
 - c. Side or rear yards adjacent to other Commercial-Manufacturing, Business Park or Industrial uses. No minimum setback area is required.
 - d. Side yards adjacent to any street or highway. Buildings shall be located a minimum of fifteen (15) feet from the right-of-way line of any street. Said area shall be a fully landscaped area.
5. Site coverage. Buildings and structures shall not exceed fifty (50) percent of the building site.
6. Off-street parking requirements. Off-street parking shall be consistent with the provisions of Section 7, herein.
7. Signs. Signs shall be permitted in accordance with Section 8, herein.
8. Lighting. All parking lots shall be lighted, and such lighting shall meet the approval of the City of La Verne. All lighting, exterior and interior, shall be designed and located to confinedirect illumination to the premises.
9. Loading. All loading shall be performed on the site. Loading platforms and areas shall be screened from view from adjacent streets, highways, and residential areas.
- 10.Trash and storage areas. All storage, including cartons, containers or trash, shall be

shielded from view within a building or area enclosed by a wall not less than six (6) feet in height. No such area shall be located within fifty (50) feet of any residential area unless it is fully enclosed.

11. Enclosed uses. All permitted uses, together with their resulting products shall be contained entirely within a completely enclosed structure, except for off-street parking and loading areas, areas for sale of nursery stock, automobile washing areas, outdoor dining areas, or other similar uses indicated on the approved Site Plan.

12. Screening.

- a. Abutting residential areas. An opaque screen shall be installed along all site boundaries where the premises abut residential areas. Except as otherwise provided below, the screening shall have a total height of not less than six (6) feet and not more than seven (7) feet. Where there is a difference in elevation on opposite sides of the screen, the height shall be measured from the highest point of elevation.
- b. Parking areas abutting highways. An opaque screen shall be installed along all parking areas abutting highways. Except as otherwise provided below, the screening shall have a total height of not less than thirty-six (36) inches and not more than forty-two (42) inches.
- c. Streets and intersections: Screening along all streets and boundaries shall have a height of not less than thirty-six (36) inches nor more than forty-two (42) inches within twenty (20) feet of the point of intersection of:
 - 1) A vehicular accessway or driveway and a street.
 - 2) A vehicular accessway or driveway and a sidewalk.
 - 3) Two or more vehicular accessways, driveways or streets.
- d. Notwithstanding the requirements listed above, where the finished elevation of the property at the boundary line, or within five (5) feet inside the boundary line, is lower than an abutting property elevation, such change in elevation may be used in lieu of, or in combination with, additional screening to satisfy the screening requirements of this section.
- e. A screen as referred to in a., b., and c., above, shall consist of one or any combination of the following:
 - 1) Walls including retaining walls: A wall shall consist of concrete, stone, brick, tile or similar type of solid masonry material a minimum of six (6) inches thick.
 - 2) Berms: A berm shall be constructed of earthen materials and it shall

be landscaped, and it shall be of a height and slope ratio meeting the approval of the City.

- 3) Fences, solid: A solid fence shall be constructed of wood or other materials a minimum nominal thickness of two (2) inches and it shall form an opaque screen.
- 4) Landscaping: Vegetation, consisting of evergreen or deciduous trees or shrubs.

- f. Mechanical equipment. Mechanical equipment placed on any roof such as, but not limited to, air conditioning, heating, ventilating ducts and exhaust shall be screened from view from any abutting street or highway and any abutting residential areas.

13. Landscaping. Landscaping, consisting of a combination of evergreen or deciduous trees, shrubs, ground cover, or hardscape shall be installed and maintained subject to the following standards:

- a. Perimeter landscaping abutting any public street is required within the full building setback (twenty [20] feet). This dimension may be reduced to ten (10) feet through the use of landscaped berms and subject to the approval of the Development Review Committee.
- b. Perimeter landscaping abutting residential parcels shall be so landscaped as to create a visual buffer between said areas. Landscape plans submitted with a Precise Plan shall indicate the maturity, species, plant size, location, and number of trees to be planted which will meet this requirement.
- c. An additional amount of landscaping not including setback areas and perimeters shall be provided at a ratio of twenty-five (25) square feet per parking stall. Such landscaping shall be located in the area devoted to parking.
- d. Separation. Any landscaped area shall be separated from an adjacent vehicular area by a wall or curb at least six (6) inches higher than the adjacent area or shall in some manner be protected from vehicular damage.
- e. Watering. Permanent automatic watering facilities shall be provided for all landscaped areas.
- f. Maintenance. Required landscaping shall be maintained in a neat clean and healthy condition. This shall include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, replacement of plants when necessary and the regular watering of all plantings.

14. All uses and structures shall be maintained in a clean and safe manner, and such uses and structures shall be subject to periodic review by the City.

15. Adult-oriented business standards.

a. Procedure

An adult-oriented business shall be subject to a Conditional Use Permit in accordance with the findings and procedures set forth in Section 18.108.030 and Sections 18.108.060 through 18.108.110 of the La Verne Municipal Code except that notice shall be provided by mail to all owners of property within 1,000 feet of the subject parcel. In addition to the findings required by Section 18.108.030, the Planning Commission shall make written findings sufficient to establish that:

- 1) Adult-oriented businesses are not located less than 1,000 feet from one another.
- 2) Adult-oriented businesses are not located less than 500 feet from sensitive uses such as schools, parks, churches, civic and residential uses and districts.
- 3) No more than one adult-oriented business use or activity will take place within the same premises or building.

For purposes of this section, measurements shall be made in a straight line, without regard to intervening structures or objects, from the property line of the adult-oriented business to the nearest property line of another adult-oriented business, residential, religious educational, civic or recreational use.

b. Mandatory Requirements

All adult-oriented businesses permitted under Section III.B.6.C. shall conform to the following minimum standards:

- 1) Conditional use permits for adult-oriented businesses shall not exceed three (3) years in duration. The Planning Commission may impose an annual inspection and report for each use.
- 2) A conditional use permit may not be transferred to a subsequent adult-oriented business owner.
- 3) An applicant or permittee shall allow representatives of the La Verne Police Department, Health Department, Fire Department, Community Development Department, and other City, County or State departments or agencies to inspect the premises of an adult-oriented business for the purpose of insuring compliance with the law, at any time it is occupied or open for business.
- 4) No adult-oriented business shall be conducted in any manner that

permits the observation of any material depicting, describing or relating to specified sexual activities or specified anatomical areas by display, decorations, sign, show window or other opening from any public way or from any property not used for an adult-oriented use.

- 5) The building entrances to adult-oriented businesses shall be clearly and legibly posted with a notice indicated that minors are prohibited from entering the premises. Said notice shall be constructed and posted to the satisfaction of the Community Development Department.
- 6) No loudspeakers or sound equipment shall be used by adult-oriented businesses for the amplification of sound to a level discernible by the public beyond the walls of the business.
- 7) No residential structure or any nonconforming building shall be converted for use by any adult-oriented business.

c. Reasonable Conditions

The Planning Commission may impose reasonable conditions on the operation of any adult-oriented business as permitted under Section III.B.4.C. These conditions may include, but are not limited to the following:

- 1) Businesses in operation between the hours of twelve midnight and six a.m. shall be required to have a late night business permit pursuant to Section 18.100.020 of the La Verne Municipal Code.
- 2) Security personnel shall be provided for adult-oriented business to the satisfaction of the Chief of Police.
- 3) Violation of any requirements of this ordinance or of any conditions of any conditional use permit for an adult-oriented business shall be grounds for revocation of the permit.
- 4) Adult-oriented businesses shall only have signs which conform to the Industrial Specific Plan and Title 17 of the La Verne Municipal Code.
- 5) Any loitering, illegal activity or other nuisances taking place at any adult-oriented business site shall be report immediately to the Police Department.
- 6) The sale of alcoholic beverages is subject to the approval of a conditional use permit by the City of La Verne and the approval of the State Department of Alcoholic Beverages Control.
- 7) The locations of adult-oriented businesses shall be kept in a clean and orderly manner.

d. Definitions

For the purpose of this section, the following definitions shall apply:

Adult Arcade. “Adult Arcade” shall mean an establishment where, for any form of consideration, one or more motion picture projectors, slide projectors, or similar machines for viewing by five or fewer persons each are used to show films, motion pictures, video cassettes, slides, or other photographic reproductions that are characterized by an emphasis upon the depiction or description of specified sexual activities or specified anatomical areas.

Adult Bookstore/Sexual Novelty Store. “Adult Bookstore/Novelty Store” shall mean an establishment having at least fifty percent (50%) of the volume of its stock-in-trade and fifty percent (50%) of the retail value of its stock-in-trade, and offering for sale, trade, exchange, or rent for any form of consideration, any one or more of the following:

- 1) books, magazines, periodicals, or other printed matter, or photographs, films, motion pictures, video cassettes, slides or other visual representations that are characterized by an emphasis upon the depiction or description of specified sexual activities or specified anatomical areas; or
- 2) instruments, devices, or paraphernalia that are designed for use in connection with specified sexual activities.

Adult Cabaret. “Adult Cabaret” shall mean a nightclub, bar, restaurant, or similar establishment that regularly features live performances that are characterized by the exposure of specified anatomical areas or by specified sexual activities, or films, motion pictures, video cassettes, slides, or other photographic reproductions in which a substantial portion of the total presentation time is devoted to the showing of material that is characterized by an emphasis upon the depiction or description of specified sexual activities or specified anatomical areas.

Adult Motion Picture Theater. “Adult Motion Picture Theater” shall mean an establishment where, for any form of consideration, films, motion picture, video cassettes, slides, or similar photographic reproductions are shown, and in which a substantial portion of the total presentation time is devoted to the showing of material characterized by an emphasis on the depiction or description of specified sexual activities or specified anatomical areas.

Adult Theater. “Adult Theater” shall mean a theater, concert hall, auditorium, or similar establishment characterized by the exposure of specified anatomical areas or by specified sexual activities.

Massage Parlor. “Massage Parlor” shall mean an establishment where, for

any form of consideration, massage, alcohol rub, fomentation, electric or magnetic treatment, or similar treatment, or manipulation of the human body is administered, unless such treatment or manipulation is administered by a medical practitioner, chiropractor, acupuncturist, physical therapist, or similar professional person, and licensed by the state.

This definition does not include an athletic club, health club, school, gymnasium, reducing salon, spa, or similar establishment where massage or similar manipulation of the human body is offered as an incidental or accessory service.

Seller of Sex-Oriented Materials. “Seller of Sex-Oriented Materials” shall mean any retail or wholesale establishment having as a substantial or significant portion of its stock in sexual paraphernalia or in trade pictures, films, books, magazines and other printed materials which are substantially devoted to the depiction of “specified sexual activities” or “specified anatomical areas.”

For purposes of this definition, sexual paraphernalia” means reproductions of human sex organs, dildos, vibrators, sex organ stimulators, apparatuses alleged to assist in or improve human sexual performance, or other devices or products distinguished or characterized by their exclusive orientation toward “specified anatomical areas” excluding contraceptives and items with generally accepted medical, scientific or academic benefits.

Sensitive Uses. “Sensitive Uses” shall refer to residential, religious, educational, civic, and recreational land uses.

Specified Anatomical Areas. “Specified Anatomical Areas” shall mean:

- 1) Less than completely and opaquely covered human genitals, pubic region, buttocks, anus, or female breasts below a point immediately above the top of the areolae; or
- 2) Human male genitals in a discernibly turgid state, even if completely and opaquely covered.

Specified Sexual Activities. “Specified Sexual Activities” shall mean:

- 1) the fondling or other erotic touching of human genitals, pubic region, buttocks, anus, or female breasts;
- 2) sex acts, normal or perverted, actual or simulated, including intercourse, oral copulation, or sodomy;
- 3) masturbation, actual or simulated; or
- 4) excretory functions as part of or in connection with any of the activities set forth in subdivision 1 through 3 of this subsection.

6. Industrial Uses and Standards

a. Purpose and Intent

The purpose of these provisions is to regulate the design and development of industrial projects within the Industrial Specific Plan. These regulations permit uses generally characterized as light industrial in nature: manufacturing, warehousing, and service industries.

All industrial development in the Industrial Specific Plan is subject to the review procedures established in Section IV, herein.

b. Permitted Uses

1. Manufacturing plants and facilities
2. Assembly plants and facilities
3. Research laboratories and facilities
4. Product development facilities
5. Testing laboratories and facilities
6. Service industries including, but not limited to, the following:
 - a. Repair, maintenance or servicing of appliance, component parts, etc.
 - b. Tooling and small machine shops.
 - c. Testing shops.
 - d. Photofinishing and photographic processing facilities.
 - e. Blueprinting, reproduction and copying services, photo-engraving, printing, publishing and bookbinding.
7. Industries engaged in distribution, storage and warehousing.
8. Wholesale businesses.
9. Construction industries such as general contractors and specialty contractors, etc., together with their accessory and incidental office uses and when such uses are conducted entirely within the confines of a structure.
10. Public utilities buildings, structures, and facilities.
11. Any other industrial use which is found to be consistent with the purpose and objectives

of this Specific Plan, and which is indicated on an approved Precise Plan and subject to the approval of the Planning Commission.

12. Accessory uses which are clearly incidental or necessary to the proper functioning of the above permitted uses, including, but not limited to outdoor storage when screened.

c. Permitted Uses Subject to an Approved Conditional Use Permit

1. Brackett Field.
2. Training centers.
3. Restaurants, with or without cocktail lounges.
4. Storage facilities such as “mini-storage” warehouses.

d. Site Development Standards

1. Building site area. Twenty-thousand (20,000) square feet, minimum.
2. Building site width. One-hundred (100) feet, minimum, measured along a street frontage.
3. Building site depth: As determined as part of review procedures established in Section IV, herein.
4. Building height limit:
 - a. Adjacent to arterial streets, residential streets and alleys: Thirty (30) feet maximum.
 - b. Adjacent to industrial street: Fifty (50) feet maximum.
 - c. Structures in Planning Area Ten: Eighteen (18) feet maximum.
 - d. Accessory structures (such as cooling towers): Fifty (50) feet maximum.
5. Building setbacks. All setbacks shall be measured from the right-of-way line, as defined by the City of La Verne and interior property lines.

Front Yards:

- a. Structures under twenty (20) feet in height shall have fifteen (15) feet of fully landscaped front yard setback.
- b. Structures over twenty (20) feet in height shall have a front yard setback of sixty-five (65) feet, with required perimeter landscaping and ten (10) feet of landscaped planter adjacent to the building front.

- c. Front yard setbacks in Planning Area Ten shall be fifteen (15) feet of fully landscaped area.

Rear Yards:

- a. Rear yards shall not be permitted to face arterial streets.
- b. No rear yard setback is required for structures adjacent to Business Park, Commercial-Manufacturing or Industrial Zones.
- c. Rear yards adjacent to any street shall contain fifteen (15) feet of fully landscaped area.
- d. Rear yard setbacks adjacent to residential zones and alleys shall be twenty (20) feet.

Side Yards:

- a. Side yards adjacent to any street with a structure under twenty (20) feet in height shall contain fifteen (15) feet of fully landscaped area.
 - b. Side yards adjacent to any street with a structure over twenty (20) feet shall be set back one foot for each one foot in height with a minimum of fifteen (15) feet of fully landscaped area.
 - c. No side yard setback is required for structures adjacent to Business Park, Commercial-Manufacturing or Industrial Zones.
 - d. Adjacent to Residential Zones there shall be a minimum of twenty (20) feet or a distance equal to the height of the building, whichever is greater.
6. Site coverage. Buildings and structures shall not exceed fifty (50) percent of the building site.
7. Off-street parking. Off-street parking shall be provided in accordance with Section 8, herein.
8. Signs. Signs shall be permitted in accordance with Section 9, herein.
9. Lighting. All parking lots shall be lighted in a manner meeting the approval of the City. All lighting, interior and exterior shall be designed and located to minimize power consumption and to confine direct illumination to the premises.
10. Loading. All loading shall be performed on the site. Loading platforms and areas shall be screened from view from adjacent streets, highway and residential area.
11. Trash and storage areas. All storage, including cartons, containers, materials, products

or trash, shall be shielded from view within a building or area enclosed by a solid masonry wall not less than six (6) feet in height. No such area shall be located within fifty (50) feet of any residential area unless it is fully enclosed.

12. Enclosed Uses. All uses permitted together with their resulting products shall be contained entirely within a completely enclosed structure except for off-street parking, loading, and nursery stock sale areas.

13. Screening.

- a. Abutting residential areas. An opaque screen shall be installed along all site boundaries where the premises abut residential areas.

Except otherwise provided, the screening shall have a total height of not less than six (6) feet nor more than seven (7) feet. Where there is a difference in elevation on opposite sides of the screen, the height shall be measured from the highest elevation.

- b. Streets and intersections. Screening along all streets and boundaries shall have a height of not less than thirty-six (36) inches nor more than forty-two (42) inches within twenty (20) feet of the point of intersection of:

- (1) A vehicular accessway or driveway and a street.
- (2) A vehicular accessway or driveway and a sidewalk.
- (3) Two or more vehicular accessways driveways, or streets.

- c. Parking areas abutting highways. An opaque screen shall be installed along all parking areas abutting a highway. Except as otherwise provided, the screening shall have a total height of not less than thirty-six (36) inches and not more than forty-two (42) inches. Where there is a difference in elevation on opposite sides on the screen, the height shall be measured from the highest elevation.

- d. Notwithstanding the requirements listed in a., b., and c., above, where the finished elevations of the property at the boundary line, or within five (5) feet inside the boundary, is lower than an abutting property elevation, such change in elevation may be used in lieu of, or in combination with, additional screening to satisfy the screening requirements for this section.

- e. Outdoor storage. All outdoor storage of materials and products shall be screened from view from adjacent streets and highways and residential areas.

14. Landscaping. Landscaping, consisting of evergreen or deciduous trees, shrubs, ground cover, or hardscape, shall be installed and maintained subject to the following standards:

- a. Perimeter landscaping abutting arterial highways is required to a depth of

fifteen (15) feet.

- b. Perimeter landscaping along public streets, other than arterial highways, is required to a depth of ten (10) feet.
- c. Perimeter landscaping abutting residential parcels shall be so landscaped as to create a visual buffer between said areas. Landscape plans submitted with Precise Plan of Design shall indicate the species, plant size, location, and number of trees to be planted which will meet this requirement.
- d. Side and rear setback areas. All unpaved, non-work areas not utilized for parking or storage shall be landscaped.
- e. An additional amount of landscaping not including setback areas and perimeter shall be provided at a ratio of twenty-five (25) square feet per parking stall. Such landscaping shall be located in the area devoted to parking.
- f. Separation. Any landscaped area shall be separated from an adjacent vehicular area or in some manner be protected from vehicular damage.
- g. Watering. Permanent automatic watering facilities shall be provided for all landscape areas.
- h. Maintenance. All landscaping shall be maintained in a neat, clean and healthy condition. This shall include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, replacement of plants when necessary, and the regular watering of all plantings.

7. Business Park Condominiums

a. Purpose and Intent

These regulations are established to provide standards for business condominiums located within the Business Park land use designation. It is intended that the condominiums be offered as an option to the existing restrictions concerning lot sizes contained in the business park. The inclusion of condominiums will greatly add to the flexibility encouraged in the specific plan.

b. General Requirements

The following regulations only apply to the Business Park land use designation, and only in conjunction with the development of business park condominiums. All other development is subject to Business Park use Standards found in Section III.B.4 of this Specific Plan and in the La Verne Municipal Code, as applicable.

A maximum of 30% of all land contained within the Business Park may be developed as business condominiums.

All regulations and standards contained within the Business Park Uses and Standards, Section III of this Specific Plan shall apply, with the following exceptions:

c. Site Development Standards

1. Building site area. The minimum lot size shall be 8,000 square feet.
2. Building site width. The minimum site width shall be 80 feet, measured along street frontages.
3. Building site depth. The minimum site depth shall be 100 feet.
4. Building coverage. The maximum building coverage on the net usable lot shall be 45%. Outside enclosed storage shall be counted to be 50% of the building coverage allowance.
5. Off-street parking. Off-street parking shall be subject to joint access and parking agreements. These agreements shall be subject to review and approval by the Community Development Department and shall be recorded with each parcel.
6. Driveways. Joint use driveways shall be encouraged.
7. Loading. All loading areas shall not be visible from public view and shall have shared access, wherever possible.
8. Landscape maintenance. All property contained within a condominium project area shall have joint landscape maintenance agreements.
9. Outside storage. Outside storage shall be screened by a wall that maintains the same architectural characteristics as the building. Outside storage shall be calculated to be 50% of the building overall coverage allowance.
10. Designated Parking. Three permanently assigned parking spaces shall be allocated to each building.
11. Storage of company owned vehicles. All overnight parking of company owned vehicles shall be prohibited, except in permanently assigned spaces (see item 10 above), or within enclosed storage areas.
12. Car pooling. Car pooling will be encouraged. Car pooling must meet air quality management district standards.
13. Trash enclosures. Trash enclosures shall be located no more than 150 feet from any rear or side exit of any building. All other provisions concerning trash enclosures contained in the Business Park regulations Section III shall apply.
14. Covenants, Conditions, and Restrictions. CC&R's shall be subject to review and approval by the Community Development Department and shall be recorded with each property.

8. Off-Street Parking Regulations

a. Purpose and Intent

These regulations are established to provide for onsite parking of motor vehicles that are attracted by the use or uses on the premises. The parking facilities for motor vehicles required by this section are the minimum which will be required by the various land use categories.

It is intended that these regulations will result in the installation of properly designed parking facilities of sufficient capacity to reduce traffic congestion, provide safe and convenient facilities for motorists and pedestrians, and generally provide for the parking of motor vehicles at locations other than on streets.

b. General Requirements

Except as otherwise specified below, off-street parking for the Industrial Specific Plan shall be in accordance with Chapter 18.76 of the City of La Verne Municipal Code.

1. Retail commercial uses shall have one (1) parking space per two-hundred (200) square feet of gross floor area.
2. Residential uses shall have two (2) enclosed parking spaces per dwelling unit. Further, the following formula for guest/other parking spaces shall be provided for all PRUD projects:

0-5 dwelling units: 1/2 space per dwelling unit

6-25 dwelling units: 1/4 space per dwelling unit

26 or more dwelling units: 1/8 space per dwelling unit

Project requirements shall be the sum of this formula, in addition to the enclosed space requirement.

3. Location of off-street parking. Required parking spaces and garages shall be located within two-hundred (200) feet to the use or uses they serve.
4. Compact car spaces. No more than thirty (30) percent of the required number of parking spaces shall be designed for compact cars, and shall be so designated. Such spaces shall have dimensions and access requirements as specified in Section 18.76.010 of the La Verne Municipal Code.
5. Joint use or shared parking. Joint use or shared parking facilities, either on, or offsite may be approved in conjunction with, and as part of a project approval when the hours of operation of the uses do not conflict.
6. Common area parking. Common area parking whereby tenants of a commercial, business park or industrial site, or any other business center share use of a parking area even though

lot lines may bisect the parking area may be approved by Precise Plan Review procedures, as specified in Section IV, herein.

c. Exceptions or Modifications to Off-Street Parking Regulations

The provisions of this section and Chapter 18.76 of the City of La Verne Municipal Code are intended to meet the minimum design needs for off-street parking under most conditions.

9. Sign Regulations

a. Purpose and Intent

The purpose of this section is to establish standards for the uniform regulations of signs throughout the following land use classifications within the Industrial Specific Plan: Business Park, Industrial, and Commercial-Manufacturing. Except as otherwise noted in this section, the provisions of Chapter 17.12 of the La Verne Municipal Code shall apply.

b. Uses Permitted

1. Signage for uses within the Business Park, Industrial, and Commercial-Manufacturing classifications shall be as specified below:

a. General

- 1) No exterior signs of any type which normally would be visible from the neighboring properties or public streets shall be placed or maintained on any site or building unless the same shall have been first approved in writing by the Community Development Department. No flashing or moving signs are permitted. Signs painted directly on building surfaces are not permitted.

c. Sign Development Standards

1. Wall-Affixed Signs

a. Development Standards

- 1) Maximum sign area - One (1) square foot of sign area per each lineal foot of building frontage.
- 2) Maximum sign - Seventy-five length (75) percent of building seventy-five (75) percent of tenant space frontage.
- 3) Maximum letter height - Twenty-four (24) inches, except for major tenants which letter height shall not exceed five (5) feet.
- 4) Maximum number - One (1) sign per building face or tenant space, not

to exceed three (3) signs per tenant.

d. Design Standards

1. All conduits, raceways transformers, junction boxes, and openings in the building surface shall be concealed hardware, it shall be enclosed in a manner consistent with quality fabrication practices, and painted to match the adjacent wall color.

The method of installation shall be approved by the Community Development Director.

2. All exterior signs exposed to the weather shall be mounted directly onto the building face and shall be completely sealed in a watertight enclosure. All bolts, fastenings, and clips used shall be of hot-dipped galvanized iron, stainless steel, or other noncorrosive material.
3. Integral illumination shall be thirty (30) miliamp neon gas system or fluorescent tube(s), labeled in accordance with the "National Board of Fire Underwriters Specifications."
4. No labels or other identification will be permitted on the exposed surface of the sign except those required by local ordinance.
5. Cabinet signs shall incorporate opaque background fields with only sign copy to be illuminated. sign background shall be of a nonreflective material.
6. Individual channel or reverse channel letters are encouraged for use in all retail commercial projects of their legibility and visual effect.

e. Note

In the event a building and/or tenant building and/or tenant space receives less than 25% visibility from a public right-of-way, the sign coverage may be increased by 25%. The 25% visibility will be determined by the following methods:

1. Photo survey from adjacent street/s showing all possible analysis.
2. Site plan showing building footprint, all adjacent buildings, and all adjacent rights-of-way.

10. Carrion Adobe

a. Purpose and Intent

The Council, in approving and revised Industrial Specific Plan, recognizes the importance of the Carrion Adobe as one of the oldest structures in the Pomona Valley and one of the most significant cultural resources in La Verne.

b. Permitted Uses

Preservation of site. The Carrion Adobe and its setting shall be preserved in its entirety as a

historically significant site at both regional and State levels. For purposes of this plan, preservation of the site includes protection of the following features:

1. The Carrion Adobe and its immediate outbuildings;
2. Significant trees and vegetation as defined by the City's General Plan and Tree Preservation Ordinance;
3. The view corridor by which the adobe is visible from Puddingstone Drive.
4. Preservation of as much of the setting as would be required to qualify for listing on the National Register of Historic Places.

c. Use Permitted Subject to an Approved Conditional Use Permit

1. Conditional Use Permit Required. No alteration, change in use or occupancy, expansion, enlargement, architectural change or overpaving of the site shall occur in the absence of a valid, approved master plan prepared in conjunction with the conditional use permit procedure as defined by Chapter 18.108, La Verne Municipal Code. Review and approval by the City Council of proposed alterations is required.
2. Conditional Use Permit - Application Requirements. In addition to those application requirements set forth by the La Verne Municipal Code, any application prepare in connection with action at the Carrion Adobe shall be accompanied by:

- a. A report prepared to the specification of the Community Development Department or designee, documenting the history and physical condition of the adobe and its auxiliary facilities.

The report shall be prepared by an independent, qualified, historic preservation consultant or preservation architect elected by and under contract to the City. The applicant shall bear all costs associated with the study.

- b. A report prepared by the preservation consultant, identifying potential conditions and environmental mitigation measures which the Planning Commission may impose, including, but not limited to conditions requiring:
 - 1) Nomination of the site to the National Register of Historic Places;
 - 2) Dedication of facade, visual or access easements guaranteeing the continued visibility of the property;
 - 3) Standards for adaptive reuse, and restoration, rehabilitation, and additions consistent with (but not limited to) Secretary of the Interior Standards for Rehabilitation of historic properties;
 - 4) Preservation of significant features of the property;

- 5) Historic monumentation, signs and/or other interpretive exhibits;
 - 6) Architectural documentation in the form of a HABS/HERS (Historic American Building Survey/Historic American Engineering Record) architectural-quality photographic portfolio keyed to a dimensioned building and site plan;
 - 7) Archival research, documentation and preservation;
 - 8) Other measures determined appropriate by the Planning Commission.
- c. A plan for long term preservation and maintenance of the buildings and setting.
3. Conditional Use Permit - Incentives. In order to encourage appropriate preservation of the Carron Adobe, the Planning Commission may propose incentives subject to Council approval, including, but not limited to the following:
- a. Mills' Act contract and accompanying property tax breaks.
 - b. Streamlined permit processing.
 - c. Waiver of fees for precise plan or building permit plan check.
 - d. Technical assistance by the City.
 - e. Extension of time on precise plan and building permit approvals.
 - f. Redevelopment assistance subject to an owner participation agreement approved by the La Verne Redevelopment Agency.
 - g. Use of the California State Historic Building Code.
 - h. Use of Federal Investment Tax Audits for certified rehabilitation for adoptive reuse.
 - i. Consideration shall be given to transferring development rights from the Carron Adobe site to another parcel within the Industrial Specific Plan boundaries.
4. Conditional Use Permit - Environmental Review. Any proposal to alter or change the Carron Adobe shall be subject to full environmental review and if demolition of any historically significant portion is proposed, a focused environmental impact report shall be prepared pursuant to City of La Verne environmental guidelines. The report shall include detailed analysis of alternatives.



SECTION IV :

IMPLEMENTING MEASURES

A. REVIEW PROCEDURES

1. Tentative Tract Maps

Tentative Tract Map project information and review procedures shall be followed for all subdivisions of land within the Industrial Specific Plan. The review procedures specified in Title 16 of the La Verne Municipal Code shall apply. Further, any other parcelization of land within the Industrial Specific Plan shall comply with these and any other relevant provisions of Title 16.

2. Planned Residential Unit Development (PRUD)

Where required, all residential projects within the Medium Density Residential land use classification shall comply with the provisions of the City's PRUD review requirements, as specified in Chapter 18.36, et. seq. of the La Verne Municipal Code, and shall contain project information as specified in Section B, herein.

All PRUD's shall be reviewed by the City of La Verne in a manner specified in Chapter 18.36 et. seq. of the La Verne Municipal Code.

3. Precise Plan of Design

All projects within the Industrial Specific Plan shall be subject to the review procedures established in Chapter 18.16, Development Review of the La Verne Municipal Code, and shall contain project information as specified in Section B, herein. A Precise Plan may be processed concurrently with a Tentative Tract Map or PRUD, as may be required by the City of La Verne.

B. INFORMATION REQUIREMENTS

1. The following information and project data shall be submitted to and reviewed by the City of La Verne in conjunction with the application for a Planned Residential Unit Development and/or Precise Plan:
 - a. Plot Plans-drawn to scale, fully dimensioned and easily readable, containing the following:
 - 1) Title block (applicant's name and data drawn).
 - 2) Scale and north arrow.
 - 3) Property lines or building sites, dimensioned.
 - 4) Existing use of property.

- 5) Location, acreage, and proposed type of land use for each building site.
 - 6) Buildings, existing and proposed use, location and size.
 - 7) Number of dwelling units to be developed on each building site.
 - 8) Streets: locations and widths.
 - 9) Easements: location, purpose and width.
 - 10) Access (driveways etc.): existing and proposed.
 - 11) Parking areas.
 - 12) Signs: locations, height, dimensions, and copy if available.
 - 13) Fencing (walls): type, location and height.
 - 14) Precise location, acreage, and ownership of any landscape, natural open space, and recreation areas.
 - 15) Landscaping and screening areas.
 - 16) Topography: existing and proposed (i.e., concept grading plan).
 - 17) Existing structures on abutting properties: location, height, uses.
 - 18) Location, width, and treatment of any bicycle, pedestrian, and equestrian trails.
 - 19) Location and acreage of transit terminal, if any.
 - 20) Location and treatment of cultural/scientific resources.
 - 21) Location and treatment of scenic highways.
 - 22) Any additional background and supporting information as the Community Development Director deems necessary.
- b. Elevations of all structures (including walls and signs), including, but not limited to the following:
- 1) All exterior materials.
 - 2) All exterior colors.
 - 3) Building heights.

- 4) For residential development, typical elevations shall be provided.
- c. Preliminary Landscape Plans including the following information:
 - 1) General location of all plant materials, by common and botanical names.
 - 2) Size of plant materials, where applicable.
 - 3) Tree replacement plan, as necessary, to meet established City policies.
 - 4) Identification and treatment of all existing significant trees, defined as those trees in excess of four (4) inches in diameter measure at a point three (3) feet above the existing grade.
 - d. Geology and soils investigations, in a form and content as required by the City Engineer.
 - e. Erosion control plans, as required by the City Engineer.
 - f. Description of homeowner maintenance and operational requirements (PRUD).
 - g. Acoustical analysis, including recommendations to be incorporated into designs, when determined necessary by the Community Development Director.
2. The above listed materials shall be submitted in the form and number required by the Director of Community Development, and shall be accepted for filing when the above described materials have been submitted in the required form and number.

C. NON-CONFORMING USES, BUILDINGS AND STRUCTURES

Those applicable provisions of the City of La Verne Municipal Code shall apply to the Industrial Specific Plan.

D. MINOR DEVELOPMENT STANDARDS ADJUSTMENTS

1. The purpose of Minor Specific Plan Development Standard Adjustment procedure is to provide a simplified means of considering minor deviations from certain development standards set forth in the Specific Plan which are not detrimental to the public health safety or welfare. Any person, firm, corporation or other entity may apply in writing to the Director of Community Development for a minor development standard determination concerning all applications for minor adjustments within the project area. Applications for minor adjustments shall be limited to the following:
 - a. A reduction in lot and building area requirements by not more than ten percent (10%) of that otherwise specified in Section III, herein.

- b. An increase in the total building floor area maximum within the Industrial Specific Plan by more than 10%.
 - c. A reduction in parking requirements by not more than ten percent (10%), and in a manner consistent with Section III, herein.
 - d. A minor modification to Architectural or Landscape Architectural Design Guidelines contained in Section III, herein.
- 2. In approving or conditionally approving a minor adjustment, the Director of Community Development shall find, in writing, that because of special circumstances applicable to the property, including size, shape, topography, location or surroundings, the strict application of development standards contained herein deprives such property or privileges enjoyed by other properties in the vicinity. In addition, the Director of Community Development shall find:
 - a. There are practical reasons or benefits of improved design which justify a deviation from prescribed development standards.
 - b. The adjustment, with any conditions imposed, will provide equal or greater benefit to adjacent property.
 - c. The adjustment is not in conflict with the objectives of the General Plan or the intent of this Specific Plan.
- 3. A decision on an application for Minor Development Standards Adjustments shall occur not less than ten (10) days nor greater than thirty (30) days following written notice to property owners within three-hundred (300) feet of the subject site.
- 4. The applicant shall have the right to appeal to the Planning Commission of any decision of the Director of Community Development made pursuant to this section, provided such appeal is filed with the City of La Verne within ten (10) days of the decision of the Director of Community Development. The Planning Commission shall set the matter of hearing.

E. ENFORCEMENT

Enforcement of these provisions shall be as stated below:

- 1. The Director of Community Development shall have the duty to enforce the provisions of the Specific Plan.
- 2. Any use of the building or structure hereafter erected, built, maintained or used contrary to provisions of the Specific Plan, shall be considered a public nuisance.
- 3. Any person violating any provisions of this Specific Plan is guilty of a misdemeanor.
- 4. The Director of Community Development shall have the duty to interpret the provisions

of this Specific Plan. All such interpretations shall be reduced to written form and be permanently maintained. Any person aggrieved by such an interpretation may request that such interpretation be reviewed by the Planning Commission.

5. Other provisions, as specified in Section III-B, Development Regulations, herein shall apply.

F. RELATIONSHIP TO THE CITY'S GENERAL PLAN

This Specific Plan implements each of the City of La Verne's General Plan Elements. As such, the Specific Plan is supportive of and consistent with the goals and policies of the General Plan. The following presents a brief discussion of the relationship of this Specific Plan to each of the various General Plan Elements. A more detailed analysis is presented in the accompanying EIR.

1. Environmental Resource Management Element (ERME)

The ERME is comprised of five components which include: Community Goals, Open Space and Conservation, Recreation, Land Use, and Community Design.

The proposed land uses, and the Specific Plan approach to implementing these land uses, are consistent with the community goal of developing a balanced community which enhances the physical and social well being of the area. Extensive landscaping is proposed for the project, which is consistent with the City's Beautification Program. Augmenting the City's goals and policies regarding recreation, the Specific Plan includes designating new bicycle routes along Arrow Highway and Wheeler Avenue. The land uses and development standards proposed within the Specific Plan are consistent with those of the General Plan. For example, in the case of industrial land uses, the circulation system is designed to minimize traffic impacts on residential areas, the use of railroad lines will be promoted, and the proposed industrial areas will be designed to be clean and aesthetically pleasing. In conformance with the City's policies regarding community design, specific design criteria are proposed to be used in developing the character of the project.

2. Housing Element

The goals which are included in the City's Housing Element are generally oriented towards developing a balanced residential environment with access to employment opportunities, community facilities and adequate services. The multiple-use land use concept provided for by the Specific Plan is consistent with such goals. Further, a range of housing, from single family to multiple family is proposed, and will be marketed within affordable ranges.

3. Circulation Element

The Circulation Element provides a comprehensive planning approach to address the current and future transportation/circulation needs of the City. Consistent with the City's plans for roadway improvements, Wheeler Avenue will be extended from Arrow Highway to Puddingstone Drive as part of the project. Also, several other roadway and intersection improvements are proposed for the project site to provide for a safe, efficient circulation system.

In addition to the designated bicycle routes and truck routes identified in the Circulation Element, the Specific Plan proposes additional routes which will benefit both the project site and the City as a whole.

4. Scenic Highways Element

The City's Scenic Highway System is comprised of four designated scenic routes, one of which extends north and west from the intersection of Wheeler Avenue and Arrow Highway. Potential scenic features along this route can be landscaped and enhanced aesthetically. The Specific Plan included provisions for such improvements along the scenic route and also proposes that the scenic highway designation along Arrow Highway be extended east to the City limits. Developing the scenic qualities along Arrow Highway will not only improve the character of the area, but will also provide attractive east and west entry points into the City.

5. Noise Element

The City's Noise Element is intended to identify, measure and propose solutions for the sources of intrusive noise throughout the City.

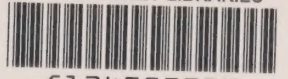
Major noise sources identified within the City include train movements along rail lines within the City and traffic noise from major arterial roadway. Solutions to intrusive noise sources which are delineated in the General Plan are primarily oriented toward residential land uses. Provisions are contained in the Specific Plan Development Regulations which are intended to minimize noise impacts on residential areas from non-residential sources. The Specific Plan proposes the use of buffer area, walls berms and landscaping will serve to separate residential and non-residential land uses. Also consistent with the City policies, all new residential buildings will be required to comply with State noise insulation standards.

6. Seismic Safety Element

The City's Seismic Safety Element identifies areas and issues of potential hazards, including flooding, seismic activity, and related hazards. Geotechnical and hydraulic investigations have been conducted within the Study Area and have concluded that the Study Area is safe for development, subject to applicable building and mechanical codes. Prior to issuance of building permits detailed investigations will be conducted, and appropriate construction practices will be implemented.

Further, future industrial and other uses will be required, on an ongoing basis, to meet City and other applicable jurisdictions requirements regarding the use and/or storage of hazardous or toxic substances.

U.C. BERKELEY LIBRARIES



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